

Master Plan 2020



Tawas Township

TAWAS TOWNSHIP
Iosco County, Michigan
27 McArdle Road
Tawas City, MI 48763



TAWAS TOWNSHIP MASTER PLAN

Tawas Township
Iosco County, Michigan

Tawas Township Planning Commission

and

Tawas Township Board of Trustees

Prepared with the assistance of:

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Chapter 1

Introduction

Purpose

The purpose of the Tawas Township Master Plan is to provide guidelines for future development within the community while protecting the natural resources and rural township character. The Michigan Planning Enabling Act 33 of 2008 authorizes townships to develop comprehensive or master plans. As stated in the enabling legislation: The purpose of plans prepared pursuant to this act shall be to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in Tawas Township. A community survey was conducted to gather public input. Based on information gathered from this survey and the background data, the Township Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, ownership, existing land use, and zoning, provide the basis for the Future Land Use Map. The Future Land Use Map recommends locations for various types of future development within the Township.

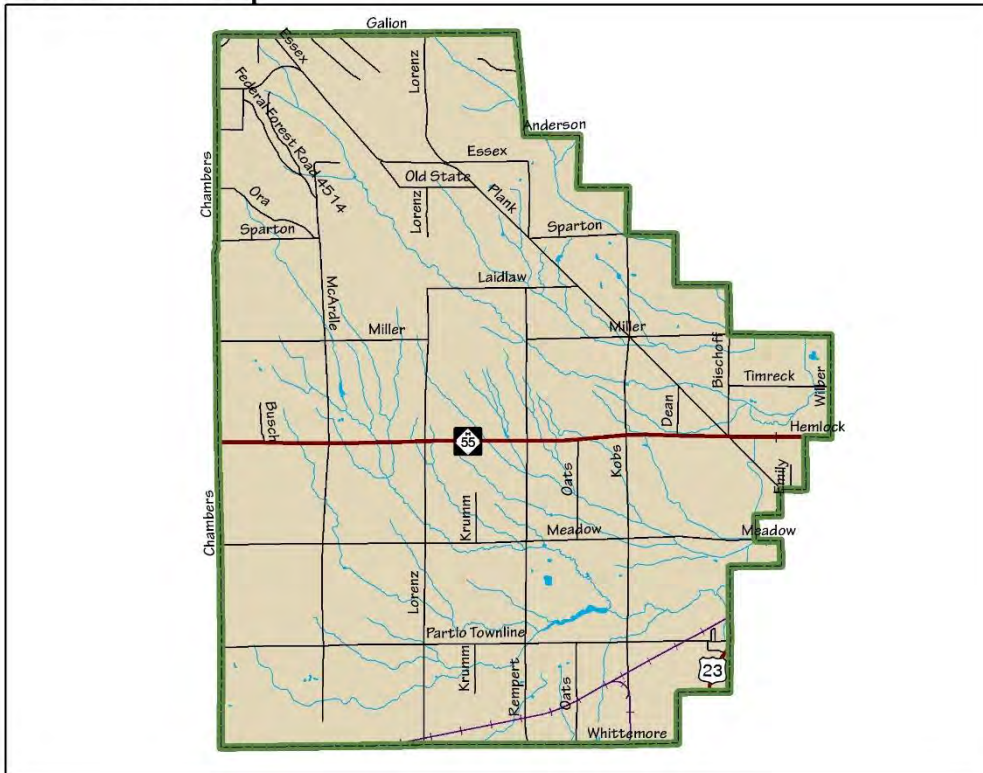
The Tawas Township Master Plan was developed by the Tawas Township Planning Commission with the assistance of the Northeast Michigan Council of Governments (NEMCOG). This plan looks at a twenty year planning horizon, with suggested revisits every five years, or sooner if needed.

Location and Regional Setting

Tawas Township is located in southeastern Iosco County in the northeastern Lower Peninsula of Michigan. **Figure 1.1** shows the location of the Township and County. The Township is bounded on the north by Wilber Township, on the south by Alabaster Township, on the east by Baldwin Township, and on the west by Grant Township (with a small portion bounded by Sherman Township). Tawas City and the Lake Huron shore lie at the southeastern corner of the Township. The Township's geographic area covers nearly 33.42 square miles or 21,386 acres. US 23, a federal highway, provides the major north-south access route to the Township. State highway M-55 crosses the township providing the main east-west route. Local commercial centers are found immediately east of the Township in Tawas City and East Tawas. Tawas Township lies approximately 70 miles from the Saginaw-Bay City-Midland area and approximately 180 miles from Detroit.

Figure 1.1

Tawas Township



Townships in Iosco County



Iosco County location in Michigan



Chapter 2

Socio-Economic Characteristics

Population

The 2017 American Community Survey data from the U.S. Census showed that Tawas Township experienced a population increase of 11.9% (200 people), from 2000 to 2017. Tawas and Sherman Townships and the City of Whittemore were the only municipalities to experience an increase in population during this time period. Iosco County overall experienced a population decrease from 2000 to 2017. The County has experienced a loss of 2,022 residents (7.4%) of its total population from 2000 to 2017. Tawas Township's population density is 56.4 persons per square mile while Iosco County has 46.1 persons per square mile.

Population by Municipality

Tawas Township has the fourth largest population of all municipalities in the County according to the 2017 American Community Survey. In comparison, Tawas Township had the largest increase in population over the 2000-2017 period. Between 2000 and 2017, only three of the municipalities in Iosco County gained population. The percentage gains were experienced by Tawas Township (11.9%), the City of Whittemore (2.9%), and Sherman Township (2.6%), see **Table 2.1**. Tawas Township gained the greatest number of people at 200, while the City of Whittemore gained 14 and Sherman Township gained 13 people. The remaining municipalities all lost population.

Table 2.1
Iosco County Population Data: 2000-2010 US Census, 2017 ACS

Municipality	2000 Population	2010 Population	2017 Population	% Change (2000-2017)
Tawas Township	1,684	1,744	1,884	11.9%
Alabaster Township	503	487	403	-19.9%
Au Sable Township	2,230	2,047	1,858	-16.7%
Baldwin Township	1,726	1,694	1,624	-5.9%
Burleigh Township	775	787	702	-9.4%
Grant Township	1,560	1,546	1,520	-2.6%
Oscoda Township	7,248	6,997	6,847	-5.5%
Plainfield Township	4,292	3,799	3,702	-13.7%
Reno Township	656	590	655	-0.2%
Sherman Township	493	448	506	2.6%
Wilber Township	740	729	597	-19.3%
City of East Tawas	2,951	2,808	2,749	-6.8%
City of Tawas City	2,005	1,827	1,780	-11.2%
City of Whittemore	476	384	490	2.9%
Iosco County	27,339	25,887	25,317	-7.4%

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Seasonal Population

In 2017, the American Community Survey reported that there were 896 homes in Tawas Township. Of these, 112 homes are classified as seasonal, recreational, or occasional use, which is one-eighth of the total homes in the Township. A rough estimate of the number of Township seasonal residents can be calculated by multiplying the number of Township seasonal housing units (112) by the township's average household size (2.48), for a total of 278 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds, etc. It is beyond the scope of this plan to obtain accurate count of the number of the tourists who annually visit the area.

Age Distribution

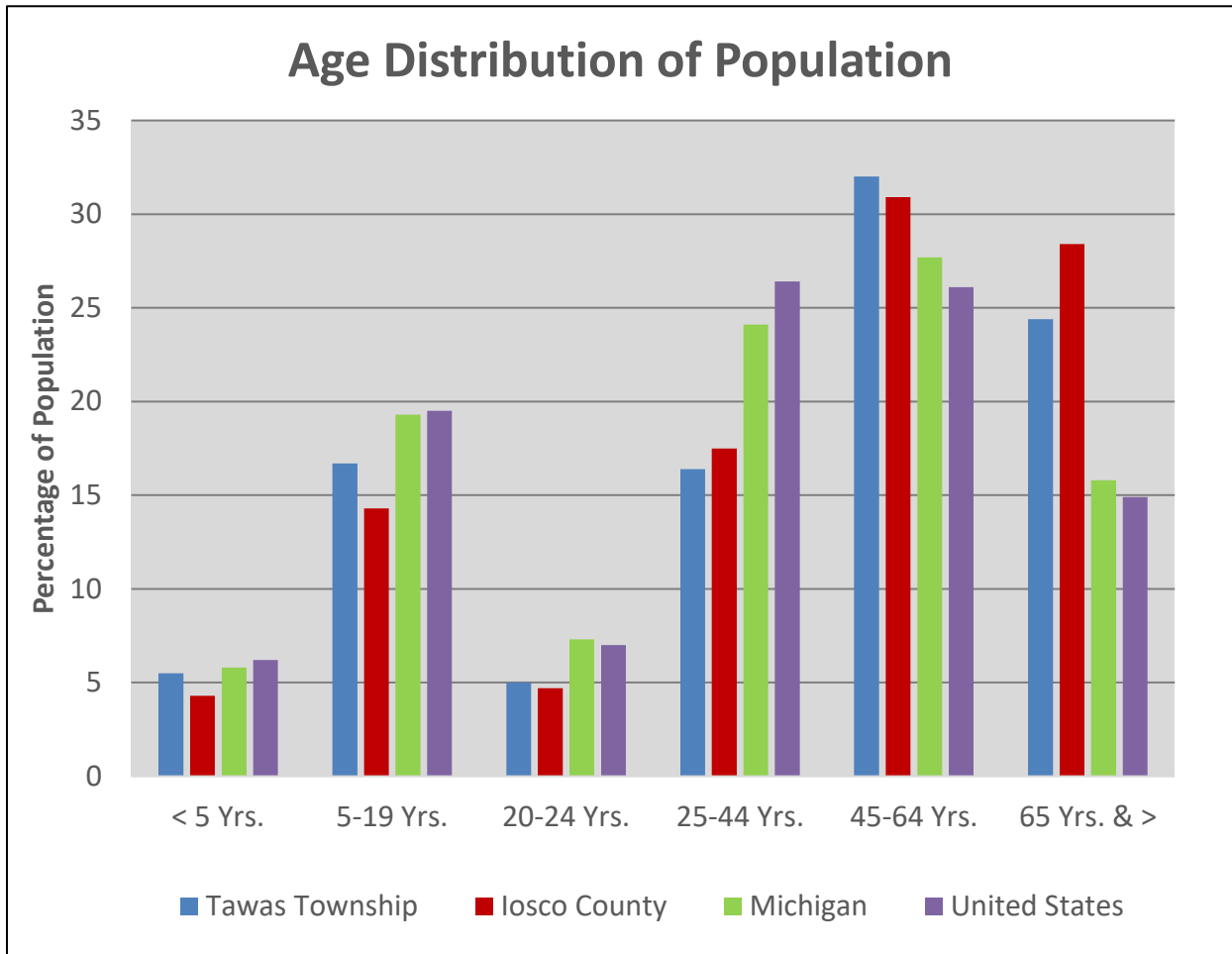
The 2017 American Community Survey data shows that 1,061 residents (56.4%) of Tawas Township's population was 45 years old or older (see **Table 2.2**), a percentage that has increased since 2000. The shift towards an older population could be due to the existing residents getting older along with in-migration of retirees. The age group 45-64 is the most populous age group in Tawas Township (603), while 458 residents fall in the age group of 65 and over. **Figure 2.1** shows the distribution of these age groups. Tawas Township has a slightly higher percentage of residents 24 years and younger than Iosco County as a whole, and a slightly lower percentage of people 24 years old or younger than the State as a whole. The percentage of persons in the 25 to 44-year age bracket is significantly lower in Tawas Township in comparison to Michigan. However Tawas Township has a substantially higher portion of its population in both the 45-64 group and 65 years and older group than the State as a whole.

Table 2.2
Age Distribution By Municipality For Iosco County - 2017

Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Tawas Township	104	5.5	315	16.7	94	5.0	310	16.4	603	32.0	458	24.4	50.3
Iosco County	1,091	4.3	3,595	14.3	1,185	4.7	4,417	17.5	7,828	30.9	7,201	28.4	52.6
Michigan		5.8		19.3		7.3		24.1		27.7		15.8	39.6
United States		6.2		19.5		7.0		26.4		26.1		14.9	37.8

**Figure shows the percentage each age grouping represents of the local unit's total population.
Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)*

Figure 2.1



Another indication of the changing population is the higher median age reported than in the 2000 Census. According to the U. S. Census Bureau, the median age of residents within the Township increased from 42.2 years of age in 2000 to 50.3 years of age in 2017. This upward trend is similar to that found in the County (from 44.2 to 52.6 years), the State (from 35.5 to 39.6 years) and the Nation (from 35.3 to 37.8 years). See **Table 2.3 and Figure 2.2.**

Reno Township has the lowest median age (44.8) while Wilber Township has the highest median age (58.7). Tawas Township is tied with Sherman Township for the ninth-highest median age (50.3). Tawas Township’s median age of 50.3 years is significantly higher than that of the State or the United States as a whole.

A combination of factors may influence this trend, including an aging population, retirees moving into the area, and the tendency for younger persons to leave the area upon completion of high school. In Tawas Township, this is quite evident in the fact that 24.4% of its population is aged 65 or over and 32.0% of the population are 45-64 years old. The 20-24 year-old group is only 5.0% (94 persons), showing that young adults are leaving the Township.

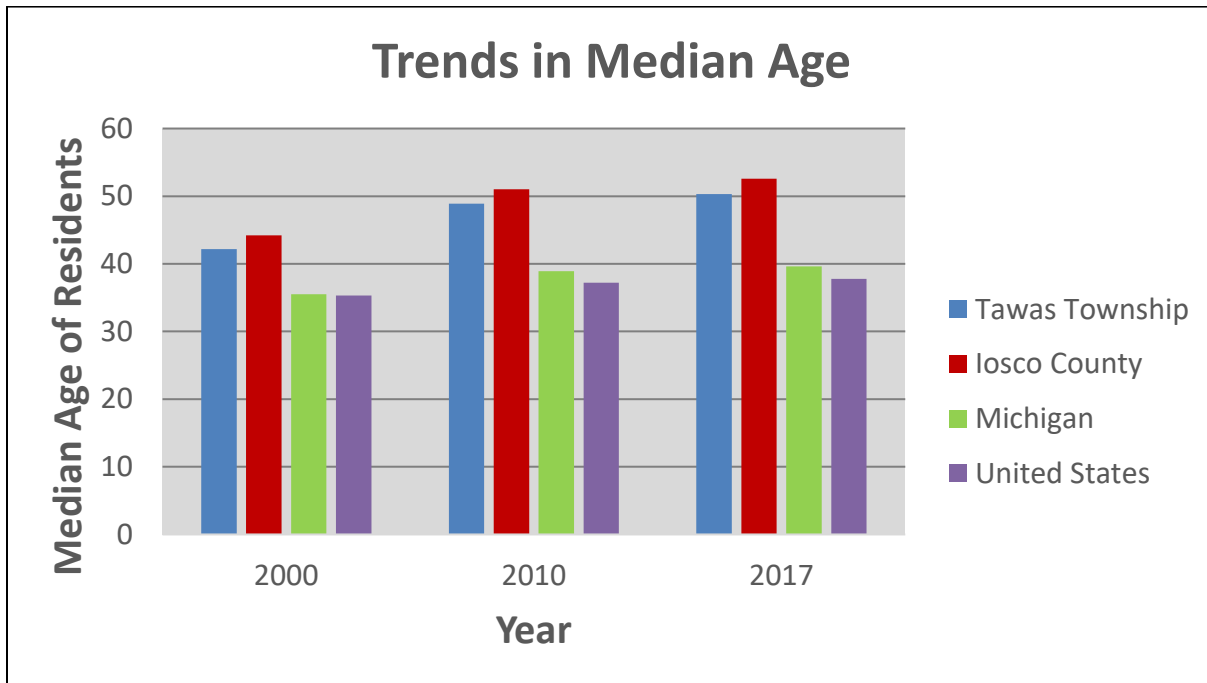
Table 2.3
Median Age 2000-2017

Governmental Unit	2000	2010	2017
Tawas Township	42.2	48.9	50.3
Iosco County	44.2	51.0	52.6
Michigan	35.5	38.9	39.6
United States	35.3	37.2	37.8

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

In conclusion, shifts in the Township’s demographic make-up are changing the population structure. Long term trends in the increase in median age in Iosco County continue at a faster rate than the State of Michigan and US. An aging population has an impact on community services as this age group needs access to more social and medical services.

Figure 2.2



Household Characteristics

Table 2.4 presents information on household characteristics gathered in the 2017 American Community Survey. Information includes total number of households, average household size, householder living alone, households with an individual 60 years & older, and households with one or more people under 18 years of age. The average household size in Tawas Township is nearly equal to that of the State of Michigan. Of the 731 households in Tawas Township, 178 were reported as householders living alone, 340 were reported as having one or more persons aged 60 years or older, and 187 were reported as having one or more persons under 18 years.

Table 2.4 Iosco County: Household Characteristics - 2017					
MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Household w/ One or More Persons 60 yrs. & Older	Household w/ One or More Persons under 18 Yrs.
Tawas Township	731	2.48	24.4%	46.5%	25.6%
Iosco County	11,457	2.18	32.4%	55.6%	20.0%
Michigan	3,888,646	2.49	29.2%	39.2%	29.4%
United States	118,825,921	2.63	27.7%	37.9%	31.7%

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Educational Attainment and School Enrollment

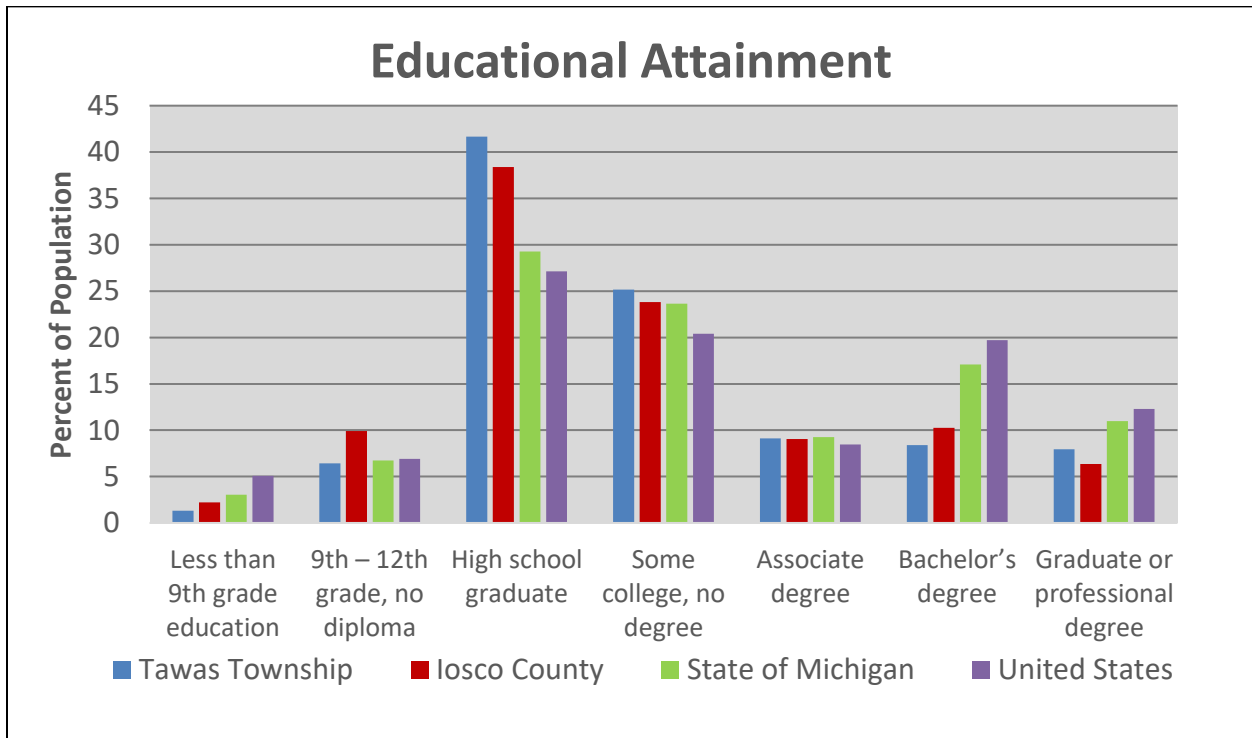
Of the 1,371 persons in Tawas Township 25 years and older, 92.3% were high school graduates or higher, while 6.4% attended school into the 9th-12th grade with no diploma and 1.3% had completed less than the 9th grade. 25.2% of residents had attended some college with no degree, 9.1% had Associate's degrees, 8.4% had earned a Bachelor's degree, and 8.0% had earned a graduate or professional degree. Tawas Township has a slightly lower percentage of residents with a bachelor's degree or higher than Iosco County, and a significantly lower percentage than the State as a whole. (**Table 2.5 and Figure 2.3**).

Table 2.5
Educational Attainment

	Tawas Township	Iosco County	State of Michigan	United States
Population 25 years and over	1,371	19,446	6,719,972	221,250,083
Less than 9 th grade	1.3%	2.2%	3.0%	5.1%
9 th – 12 th grade, no diploma	6.4%	10.0%	6.7%	6.9%
High school graduate	41.7%	38.4%	29.3%	27.1%
Some college, no degree	25.2%	23.8%	23.6%	20.4%
Associate degree	9.1%	9.1%	9.3%	8.5%
Bachelor's degree	8.4%	10.3%	17.1%	19.7%
Graduate or professional degree	8.0%	6.4%	11.0%	12.3%
Percent high school graduate or higher	92.3%	87.9%	90.2%	88.0%
Percent bachelor's degree or higher	16.3%	16.6%	28.1%	32.0%

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Figure 2.3



School Enrollment

In the 2017-2018 school year there were 1,265 students enrolled. Of these 1,265 students, 724 were classified as economically disadvantaged and 119 were identified as having a disability. **Table 2.6** shows the highest student enrollment in 2011-2012, but slight declines in enrollment occurred between 2010-2016. **Table 2.7** breaks enrollment down by grade level.

Table 2.6
Tawas Area Schools
Student Enrollment

School Year	Enrollment
2017-2018	1,265
2016-2017	1,244
2015-2016	1,217
2014-2015	1,252
2013-2014	1,250
2012-2013	1,278
2011-2012	1,304
2010-2011	1,273

Source: mischooldata.org

Table 2.7
Student Enrollment by
Grade 2017-2018

Grade	Number of Students
Kindergarten	94
1 st Grade	99
2 nd Grade	73
3 rd Grade	83
4 th Grade	91
5 th Grade	92
6 th Grade	89
7 th Grade	99
8 th Grade	117
9 th Grade	93
10 th Grade	116
11 th Grade	111
12 th Grade	108

Source: mischooldata.org

Disability Status

Data shown on **Table 2.8** provides information from the 2017 American Community Survey and gives an indication of disabled people residing in Tawas Township, Iosco County and Michigan. Persons with disabilities include those with hearing, vision, cognitive, ambulatory, self-care, and an independent living difficulty. The percent population of persons with disabilities is somewhat higher for Tawas Township and Iosco County than Michigan or the U.S. as a whole. Statistics for the percent of the disabled in the 5 to 17 age group are comparable for all four entities. Tawas Township, the State, and the U.S. are comparable for the 18 to 64 age group while Iosco County is slightly lower. The percent of the disabled in the 65 and older age group has a lower percentage for Tawas Township than Iosco County. Note that there is a fairly high margin of error listed for this dataset on the US Census website.

Table 2.8
Disability Status of Civilian Non-Institutionalized Persons

LOCAL UNIT	% Disabled persons	% of Disabled under 5 Years	% of Disabled 5-17 Years	% of Disabled 18-64 Years	% of Disabled 65+ Years
Tawas Township	18.0	1.8	8.9	52.1	37.1
Iosco County	23.3	0.4	6.3	46.0	47.2
Michigan	14.3	0.4	7.5	53.4	38.8
United States	12.6	0.4	7.3	51.0	41.4

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Housing Characteristics

Housing characteristics for Tawas Township and Iosco County are found in **Table 2.9a**. The US Census Bureau reports a wide variety of housing characteristics. In 2017, there were 896 housing units in Tawas Township. The total number of units includes single and multiple family housing types. Owner-occupied homes totaled over 90% in Tawas Township and 80% in Iosco County. 165 of the homes in the Township were classified as vacant. Housing values can be found in **Table 2.9b**. The median housing value in Tawas Township is \$107,300, \$89,000 in Iosco County, and \$136,400 in Michigan. According to the 2017 American Community Survey (**Table 2.9c**), 12.8% of the housing in Tawas Township was built prior to 1950. 20.8% was built during the 1970's and over 35% has been built since 1990.

Table 2.9a Housing Counts and Occupancy Status in 2017							
Area Name	2017						
	Total	Occupied	Vacant	Percent Vacant	Owner-Occupied	Seasonal	Percent Seasonal*
Tawas Township	896	731	165	18.4%	90.8%	112	12.5%
Iosco County	20,504	11,457	9,047	44.1%	80.1%	7,711	37.6%

** Percent of total housing*
Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Table 2.9b Value of Owner-Occupied Housing Units	
Tawas Township	
Value	Percentage
Less than \$50,000	8.4%
\$50,000 - \$99,999	37.5%
\$100,000 - \$149,999	21.4%
\$150,000 - \$199,999	15.7%
\$200,000 - \$299,999	13.3%
\$300,000 - \$499,999	3.3%
\$500,000 - \$999,999	0.5%
Median Housing Value = \$107,300	
Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)	

Table 2.9c Year Structure Built	
Tawas Township	
Year	Percentage
2014 or later	1.6
2010-2013	1.3
2000-2009	18.4
1990-1999	13.8
1980-1989	8.3
1970-1979	20.8
1960-1969	9.8
1950-1959	13.2
1940-1949	5.1
1939 or earlier	7.7
Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)	

Income

According to the U.S. Census, 2017 American Community Survey, Tawas Township’s median household income is \$46,941, which is higher than the County (\$41,414) but lower than the State (\$52,668) and the U.S. (\$57,652). The same patterns can be found for Median Family Income and Per Capita Income, where the Township is higher than Iosco County but lower than Michigan and the U.S. (See **Table 2.10**)

Table 2.10 Median Household Income for Tawas Township, Iosco Co. & State				
	Tawas Township	Iosco County	Michigan	United States
Median Household Income	\$46,941	\$41,414	\$52,668	\$57,652
Median Family Income	\$55,521	\$49,701	\$66,653	\$70,850
Per Capita Income	\$24,470	\$24,099	\$28,938	\$31,177

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Poverty

Information from the American Community Survey shows poverty rates in Tawas Township, Iosco County, Michigan and the United States (**Table 2.11**). The percent of families living in poverty in the Township is significantly lower in all categories than Iosco County or the State.

Table 2.11 Poverty Rates				
	Tawas Township	Iosco County	Michigan	United States
Below the Poverty Level:	%		%	%
Families	4.4	11.9	10.9	10.5
Families with female head of household	17.8	41.3	31.3	28.8
Individuals	7.0	16.9	15.6	14.6
Individuals 65 years and over	4.8	7.4	8.2	9.3

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Labor Force

Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

Table 2.12 presents information on labor force, employment, and unemployment for Iosco County from 2006 to 2017. Unemployment rates experienced a high in 2009 as a result of the recession in 2008. Unemployment rates have since dropped back to levels lower than those in 2006. The number of persons

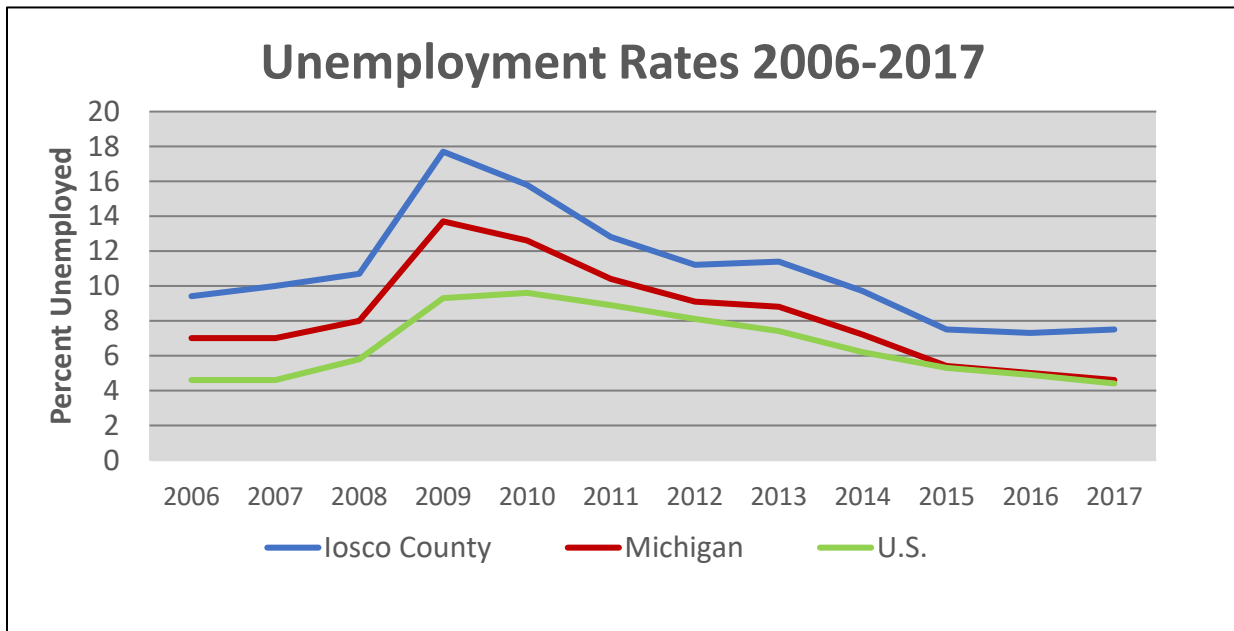
Table 2.12
Employment Information Iosco County 2006 - 2017

Year	Labor Force	Employment	Unemployment	Jobless Rate
2017	10,173	9,406	767	7.5%
2016	10,103	9,367	736	7.3%
2015	10,077	9,318	759	7.5%
2014	10,282	9,282	1,000	9.7%
2013	10,188	9,023	1,165	11.4%
2012	10,148	9,010	1,138	11.2%
2011	10,130	8,830	1,300	12.8%
2010	10,377	8,737	1,640	15.8%
2009	10,589	8,712	1,877	17.7%
2008	10,665	9,522	1,143	10.7%
2007	10,895	9,802	1,093	10.0%
2006	11,184	10,135	1,049	9.4%

Source: Michigan Bureau of Labor Market Information and Strategic Initiatives

in the labor force and employed have generally fallen since 2006, but have increased slightly since 2015. The economic downturn continued to feed this trend. Jobless rates have fallen to 7.5% in 2017, though the labor force and number of persons employed have not returned to 2006 levels. As seen in **Figure 2.4**, unemployment rates in Iosco County generally mirror those in the State and U.S. however they are consistently at a higher level.

Figure 2.4



Wage and Salary Employment

Within the Township and County, the largest employment sectors are Educational Services/Health Care/Social Assistance, Retail Trade, and Manufacturing. 25% of the population of Tawas Township is

employed in the education/health and social services sector. Manufacturing ranks second at the County-level and third for Township residents (**Table 2.13**).

Table 2.13 Total Employees by Industry (2016)				
Category	Tawas Township		Iosco County	
	Total	Percent	Total	Percent
Educational Services, and Health Care/Social Assistance	187	24.9	1913	21.4
Retail Trade	140	18.6	1247	14.0
Manufacturing	95	12.6	1582	17.7
Construction	54	7.2	568	6.4
Arts, Entertainment, and Recreation; Accommodation and Food Services	45	6.0	830	9.3
Public Administration	49	6.5	360	4.0
Finance, Insurance And Real Estate	38	5.1	429	4.8
Transportation, Warehousing, & Utilities	37	4.9	703	7.9
Professional, Scientific, & Mgmt; Administrative and Waste Mgmt Service	33	4.4	559	6.3
Other Services	33	4.4	408	4.6
Agricultural, Forestry, Fishing & Mining	23	3.1	190	2.1
Wholesale Trade	9	1.2	82	0.9
Information	9	1.2	53	0.6

Source: 2016 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Table 2.14
Employment & Wages for Iosco County (2017)

Industry	Number of Establishments	Avg Employment	Avg Weekly Wages
Agriculture, forestry, fishing and hunting	8	63	\$449
Mining	**	**	**
Utilities	3	*	*
Construction	72	293	\$820
Manufacturing	33	835	\$797
Wholesale trade	12	96	\$681
Retail trade	88	1,023	\$485
Transportation and warehousing	17	839	\$1,429
Information	8	79	\$652
Finance and insurance	25	220	\$996
Real estate and rental and leasing	12	28	\$569
Professional and technical services	29	112	\$958
Administrative and waste services	23	431	\$513
Educational services	**	**	**
Health care and social assistance	40	818	\$748
Arts, entertainment, and recreation	16	118	\$294
Accommodation and food services	71	860	\$271
Other services, except public administration	54	190	\$372
Unclassified	**	**	**
Federal government	10	113	\$1,002
State government	4	45	\$1,295
Local government	29	1,293	\$661

*Source: Michigan DTMB Michigan Bureau of Labor Market Information and Strategic Initiatives
Quarterly Census of Employment & Wages – 4th Quarter 2017
*Data suppressed.
**Data was not included in database.*

Table 2.14 shows that, in Iosco County, the top industries producing the greatest number of establishments are retail trade, construction, and accommodation and food services, followed by other services, health care and social assistance, and manufacturing. However, local government employs the greatest average number of workers, followed by retail trade and accommodation and food services. Transportation and warehousing, state government, and the federal government produce the highest weekly wages followed by finance and insurance, professional and technical services, and construction.

Commuting to Work

The vast majority of residents of Tawas Township drive alone to work (**Table 2.15**). According to the 2017 American Community Survey, 2.1% of workers worked from home, but due in advancements in technology allowing greater flexibility in worker location in the past decade, that number will likely continue to increase.

Table 2.15 Tawas Township Work Commute 2017		
Mode of Transportation	Number	Percent
Drove Alone	630	86.2%
Carpooled	58	7.9%
Public Transportation/Motorcycle	10	1.4%
Bicycle	7	1.0%
Walked	11	1.5%
Worked at home	15	2.1%

Source: 2017 American Community Survey 5-Year Estimates (U.S. Census Bureau)

Jobs and Workers in Tawas Township – Detailed Tables

The following tables show a detailed breakdown of jobs and workers within Tawas Township. **Table 2.16** shows how the jobs within Tawas Township are broken down in terms of age and earnings. **Table 2.17** shows job inflow and outflow within Tawas Township. It should be noted that only 25 people both live and are employed within Tawas Township. 544 people live in Tawas Township but work outside of the Township. 395 people live outside Tawas Township but work within it. **Table 2.18** shows where workers are living that are employed in Tawas Township while **Table 2.19** shows where Tawas Township residents are working.

Table 2.16 Jobs in Tawas Township (2015)	Count	Share
<i>Total Jobs</i>	420	100.0%
Jobs by Worker Age		
Age 29 or younger	85	20.2%
Age 30 to 54	206	49.0%
Age 55 or older	129	30.7%
Jobs by Earnings		
\$1,250 per month or less	86	20.5%
\$1,251 to \$3,333 per month	226	53.8%
More than \$3,333 per month	108	25.7%

Source: U.S. Census Bureau "On the Map"

Table 2.17 Job Inflow/Outflow in Tawas Township (2015)		Count	Share
Employed in Tawas Township		420	100.0%
Living in Tawas Township		569	135.5%
Net Job Inflow (+) or Outflow (-)		-149	-
In-Area Labor Force Efficiency			
Living in Tawas Township		569	100.0%
Living and Employed in Tawas Township		25	4.4%
Living in Tawas Township but Employed Outside		544	95.6%
In-Area Employment Efficiency			
Employed in Tawas Township		420	100.0%
Employed and Living in Tawas Township		25	6.0%
Employed in Tawas Township but Living Outside		395	94.0%
Outflow Job Characteristics			
External Jobs Filled by Residents		544	100.0%
Workers Aged 29 or younger		120	22.1%
Workers Aged 30 to 54		293	53.9%
Workers Aged 55 or older		131	24.1%
Workers Earning \$1,250 per month or less		143	26.3%
Workers Earning \$1,251 to \$3,333 per month		222	40.8%
Workers Earning More than \$3,333 per month		179	32.9%
Workers in the "Goods Producing" Industry Class		106	19.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class		101	18.6%
Workers in the "All Other Services" Industry Class		337	61.9%
Inflow Job Characteristics			
Internal Jobs Filled by Outside Workers		395	100.0%
Workers Aged 29 or younger		79	20.0%
Workers Aged 30 to 54		193	48.9%
Workers Aged 55 or older		123	31.1%
Workers Earning \$1,250 per month or less		77	19.5%
Workers Earning \$1,251 to \$3,333 per month		217	54.9%
Workers Earning More than \$3,333 per month		101	25.6%
Workers in the "Goods Producing" Industry Class		80	20.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class		56	14.2%
Workers in the "All Other Services" Industry Class		259	65.6%
Interior Flow Job Characteristics			
Internal Jobs Filled by Residents		25	100.0%
Workers Aged 29 or younger		6	24.0%
Workers Aged 30 to 54		13	52.0%
Workers Aged 55 or older		6	24.0%
Workers Earning \$1,250 per month or less		9	36.0%
Workers Earning \$1,251 to \$3,333 per month		9	36.0%
Workers Earning More than \$3,333 per month		7	28.0%
Workers in the "Goods Producing" Industry Class		4	16.0%
Workers in the "Trade, Transportation, and Utilities" Industry Class		4	16.0%
Workers in the "All Other Services" Industry Class		17	68.0%

Source: US Census Bureau "On the Map"

Table 2.18
Where Workers Live Who are Employed
in Tawas Township (2015)

	Count	Share
Total Jobs	420	100.0%
Tawas City, MI	36	8.6%
East Tawas, MI	21	5.0%
Sand Lake CDP, MI	16	3.8%
AuSable CDP, MI	15	3.6%
Oscoda CDP, MI	7	1.7%
Skidway Lake CDP, MI	5	1.2%
Whittemore, MI	4	1.0%
Mio CDP, MI	3	0.7%
Au Gres, MI	2	0.5%
Lincoln, MI	2	0.5%
All Other Locations	309	73.6%

Source: US Census Bureau "On the Map"

Inflow/Outflow Job Counts in 2015



Table 2.19 Where Workers are Employed Who Live in Tawas Township
(2015)

	Count	Share
Total Jobs	569	100.0%
Tawas City, MI	102	17.9%
East Tawas, MI	38	6.7%
AuSable CDP, MI	22	3.9%
Lansing, MI	9	1.6%
Grand Rapids, MI	6	1.1%
Midland, MI	6	1.1%
Alpena, MI	5	0.9%
Au Gres, MI	5	0.9%
Bay City, MI	5	0.9%
Flint, MI	5	0.9%
All Other Locations	366	64.3%

Source: US Census Bureau "On the Map"

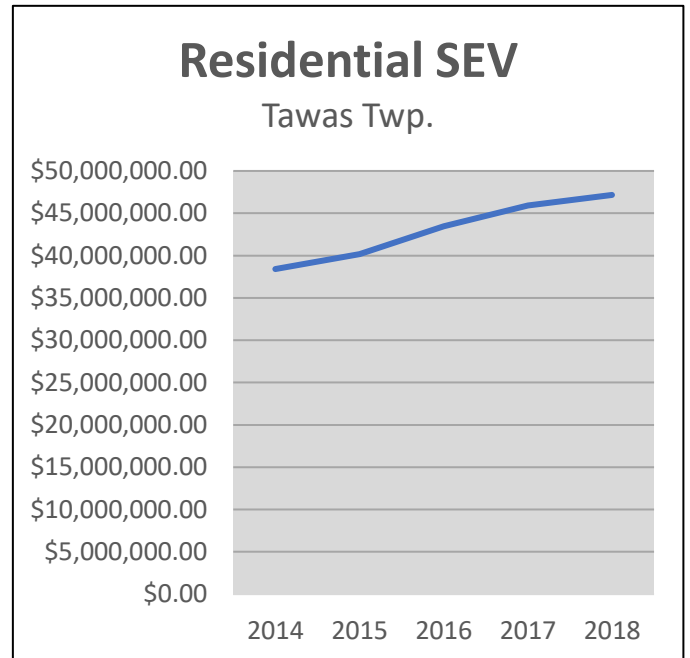
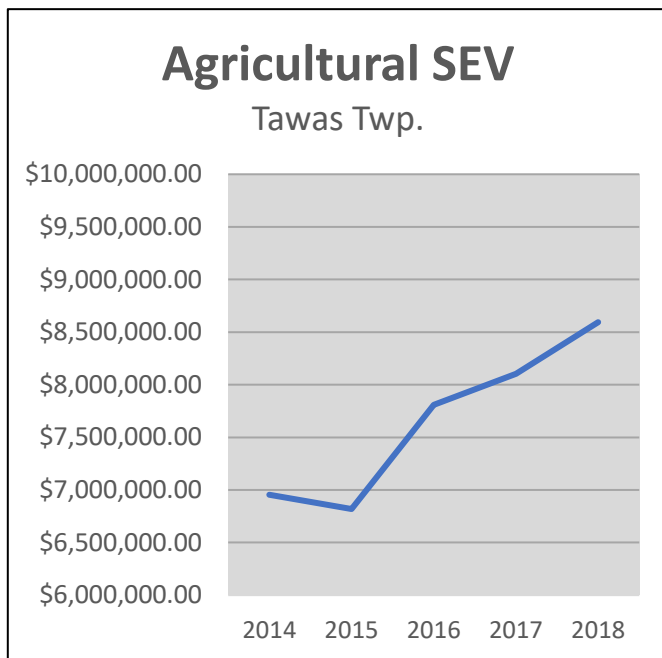
State Equalized Value

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. As shown by **Table 2.20**, Tawas Township’s residential SEV has increased steadily from 2014-2018. Commercial valuations declined from 2014-2016 but returned to 2014 levels by 2018. Tawas Township’s Industrial SEV decreased slightly from 2014-2015 and returned to the same level in 2017, before dropping at a somewhat higher rate from 2017-2018. Personal property doubled from 2014-2015 and has since gradually decreased. Overall SEV has steadily risen from 2014-2018. Figures 2.5 (1-6) show the trends in each SEV category between 2014 - 2018. **Table 2.21** and **Figure 2.6** also show overall SEV in the Townships located in Iosco County.

Table 2.20 Tawas Township Assessed Value: 2014-2018						
Year	Agricultural	Residential	Commercial	Industrial	Personal Property	Real + Personal Property
	\$	\$	\$	\$	\$	\$
2018	8,594,200	47,165,200	2,357,300	152,300	5,523,200	63,792,200
2017	8,102,400	45,932,900	2,356,400	159,600	5,557,400	62,108,700
2016	7,810,100	43,477,900	2,173,000	157,100	5,663,450	59,281,550
2015	6,818,700	40,177,500	2,210,200	157,100	5,823,123	55,186,623
2014	6,954,200	38,406,900	2,399,800	159,700	2,972,600	50,893,200

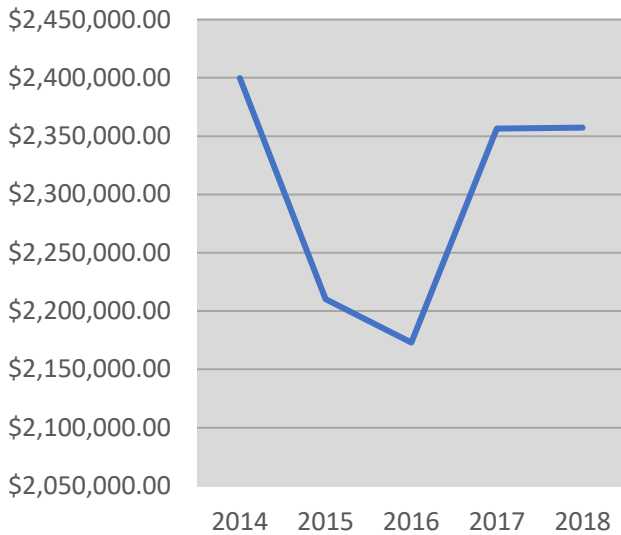
Source: Michigan Department of Treasury

Figures 2.5 (1-6)



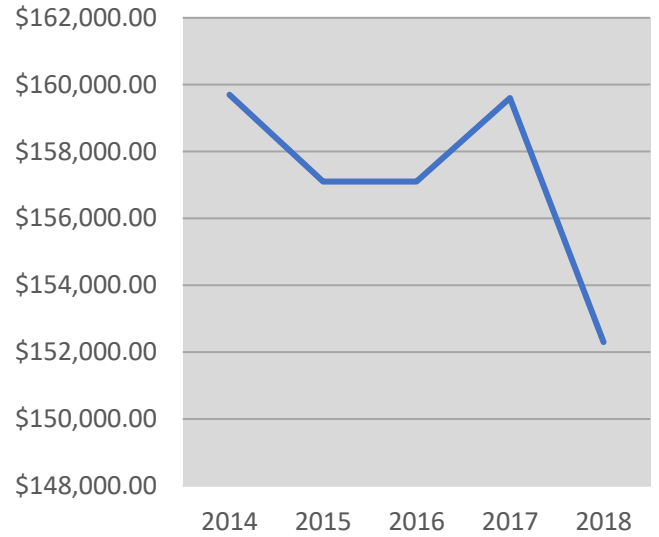
Commercial SEV

Tawas Twp.



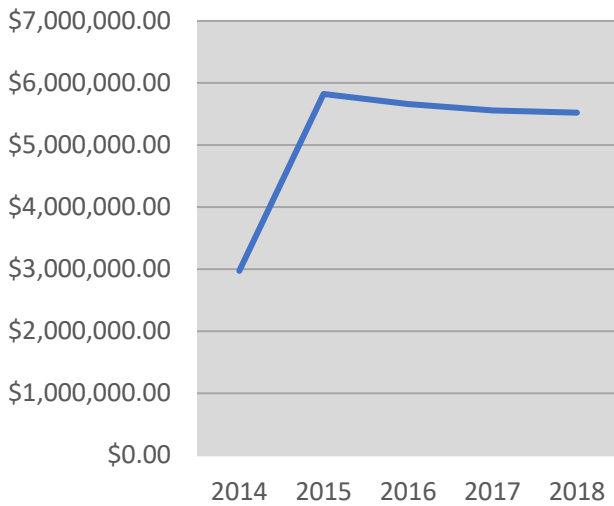
Industrial SEV

Tawas Twp.



Personal Property SEV

Tawas Twp.



Real + Personal Property

Tawas Twp.

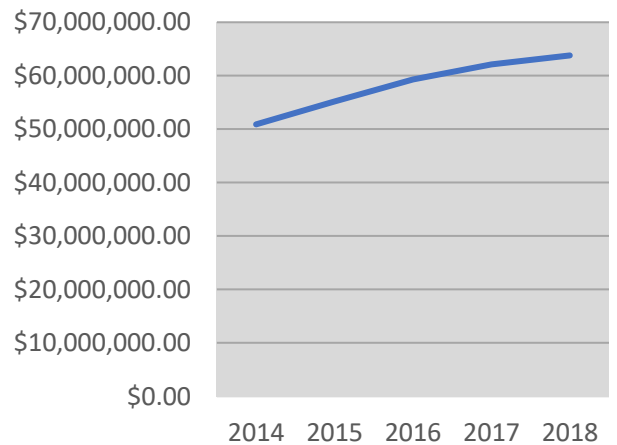
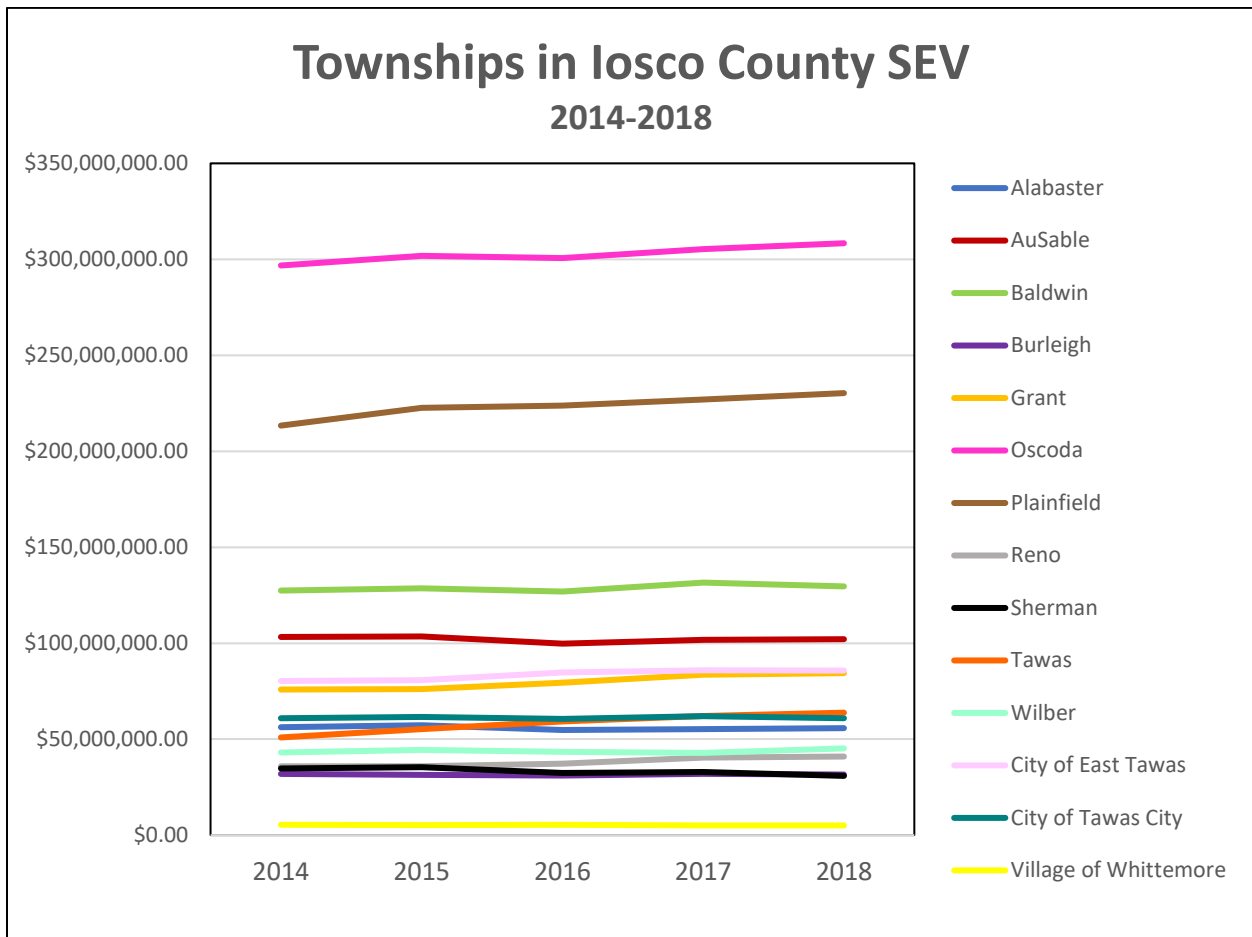


Table 2.21
Iosco County Assessed Value: 2014-2018

	2014	2015	2016	2017	2018
	\$	\$	\$	\$	\$
Alabaster Twp	56,277,200	57,247,400	54,773,900	55,161,700	55,701,900
AuSable Twp	103,299,900	103,514,570	99,760,550	101,713,200	102,139,800
Baldwin Twp	127,444,450	128,621,250	126,917,050	131,563,600	129,553,750
Burleigh Twp	31,859,300	31,461,900	31,044,450	31,937,150	31,579,500
Grant Twp	75,857,600	76,011,450	79,336,400	83,530,350	84,397,650
Oscoda Twp	296,789,900	301,873,300	300,619,000	305,301,700	308,386,100
Plainfield Twp	213,379,200	222,660,600	223,827,200	226,878,900	230,293,800
Reno Twp	35,853,100	35,964,700	37,253,100	40,423,400	40,944,900
Sherman Twp	34,805,900	35,397,700	32,353,500	32,915,300	30,864,700
Tawas Twp	50,893,200	55,186,623	59,281,550	62,108,700	63,792,200
Wilber Twp	43,081,100	44,471,650	43,352,100	42,823,800	45,189,200
City of East Tawas	80,294,000	80,736,800	84,788,300	85,889,500	85,725,200
City of Tawas City	60,909,400	61,507,800	60,557,300	61,970,900	60,830,800
City of Whittemore	5,403,950	5,286,200	5,338,150	5,054,050	5,077,700

Source: Michigan Department of Treasury

Figure 2.6



Tawas Township Finances

The "Stress Meter" provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores grouped by color; shades of green, blue, and red (**Table 2.22**). **Figure 2.7** shows the indicator scores for all municipalities in Northeast Michigan. The graph shows a trend of more moderate fiscal stress in 2008, 2013, 2014, and 2015, but most municipalities remain in the Fiscally Neutral category throughout. **Figure 2.8** shows the indicator scores for municipalities within Iosco County. As can be seen, most municipalities in Iosco County are in extremely low fiscal stress.

Table 2.22
Fiscal Distress Indicator System

Points from Scale	Category
0-4	Fiscally Neutral
5-7	Fiscal Watch
8-10	Fiscal Stress

Source: Munetrix LLC, 2012

Figure 2.7

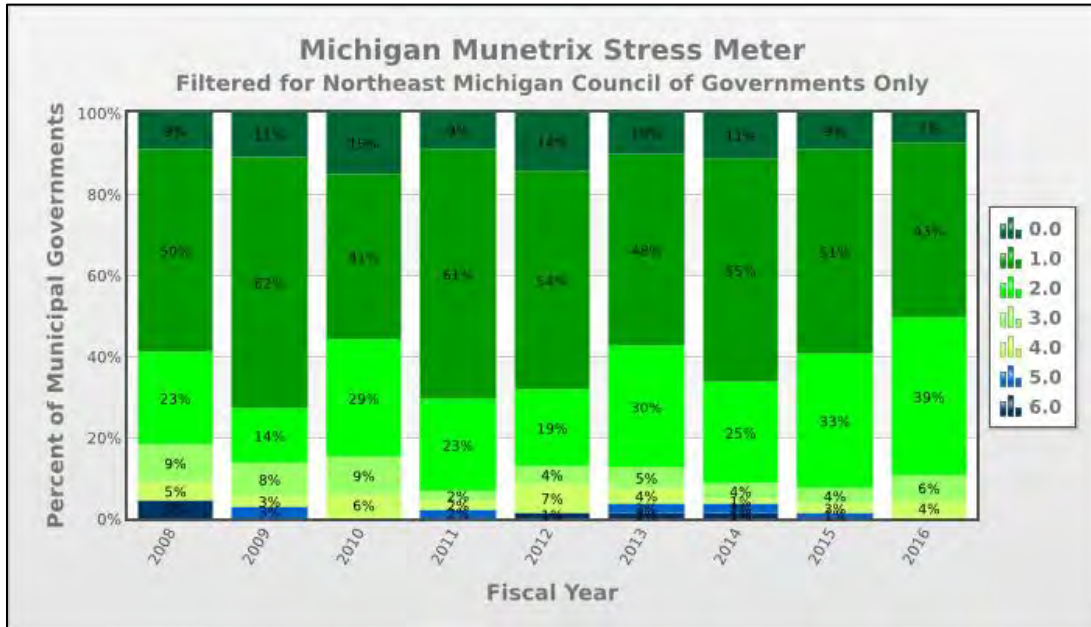
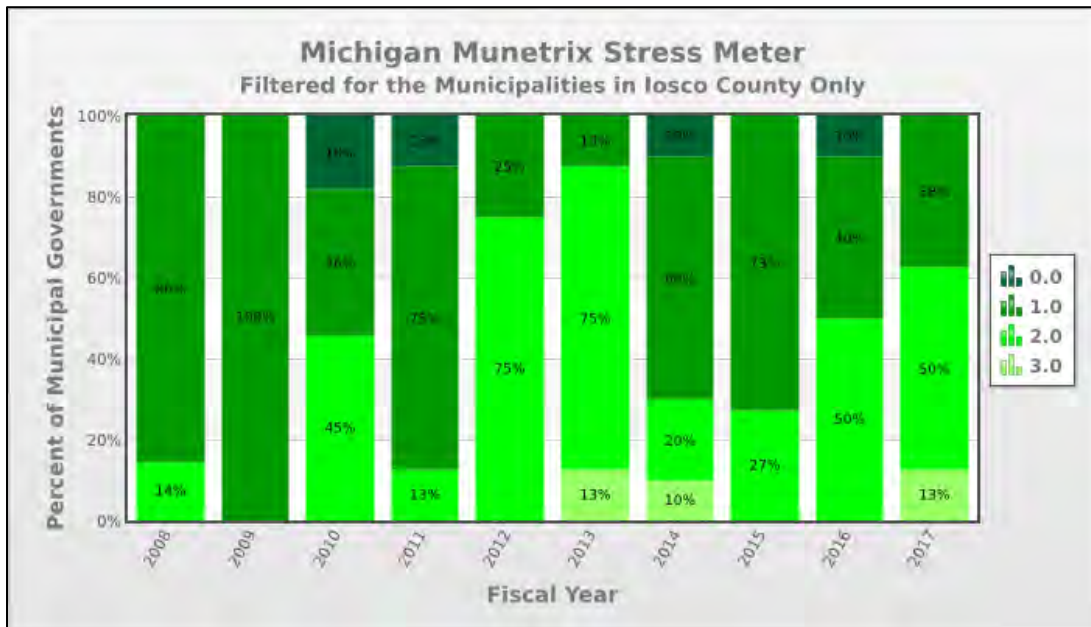


Figure 2.8



Information contained in this section was generated from F65 forms are filed with the Michigan Department of Treasury each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of Tawas Township. Indicator triggers can be located throughout the graphs on the following pages. These indicators refer to trigger points at which communities could be facing a higher fiscal stress score. **Table 2.23** provides a snapshot of the overall financial health of the Township from 2008 to 2017. The indicator scores of entirely 1's show very low fiscal stress in Tawas Township. **Table**

2.24 shows that Tawas Township ranks 6th in total township expenditures in the County and ranks 8th in expenditures per capita.

Year	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2017	----	1,711	\$206,035	\$254,105	\$764,965	----	\$50,140,070
2016	1	1,711	\$206,673	\$184,232	\$813,035	\$0	\$49,451,770
2015	1	1,711	\$207,545	\$127,691	\$796,245	----	\$49,085,443
2014	1	1,714	\$199,560	\$97,878	\$716,393	\$0	\$45,703,001
2013	----	1,711	\$202,967	\$145,326	\$615,656	----	\$45,362,936
2012	2	1,711	\$205,005	\$105,818	\$557,371	\$0	\$47,132,240
2011	----	1,721	\$192,034	\$89,229	\$439,460	----	\$50,439,119
2010	0	1,740	\$184,949	\$130,712	\$356,364	\$0	\$52,309,158
2009	----	1,620	\$206,508	\$239,689	\$284,617	----	\$52,763,631
2008	----	1,620	\$208,353	\$152,851	\$317,027	\$0	\$51,607,329

Source: Munetrix LLC 2016

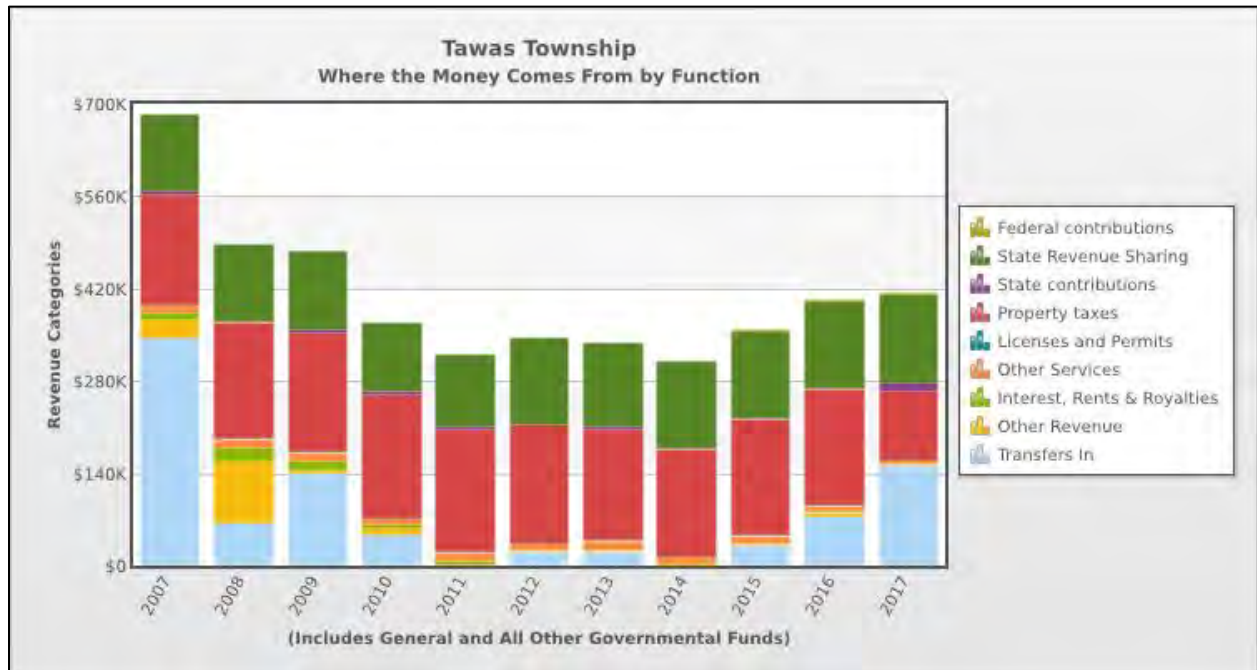
Townships	Population	Total Expenditures	¹ Peer Rank	Expenditures Per Capita	² Peer Rank
Alabaster	478	\$265,946	7	\$556	1
AuSable	2,011	\$796,560	3	\$396	3
Baldwin	1,660	\$609,610	4	\$367	4
Burleigh	766	\$114,363	9	\$149	10
Grant	1,518	\$513,984	5	\$339	6
Oscoda	6,880	\$3,467,996	1	\$504	2
Plainfield	3,704	\$1,233,554	2	\$333	7
Reno	575	\$82,622	11	\$144	11
Sherman	438	\$96,661	10	\$221	9
Tawas	1,711	\$485,509	6	\$284	8
Wilber	715	\$247,604	8	\$346	5

Source: Munetrix LLC 2017
¹Rank is based on Total Expenditures
²Rank is based on the Cost per Resident

Revenues & Expenditures

Revenue is generated from tax dollars received from residents and businesses, which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2.9** shows the sources of revenue for Tawas Township. The three largest revenue sources are Property Taxes, State Revenue Sharing, and Transfers In.

Figure 2.9 Tawas Township Revenue Breakdown



As a service provider for the community, expenses cover the costs associated with operating the Township government. As seen in **Figure 2.10**, the majority of Tawas Township expenses are incurred in the category of Public Works, General Government, and Fire Department. **Figure 2.11** shows the net effect of revenues and expenditures on fund equity. **Figure 2.12** shows available reserves (total equity minus any designated and reserved funds) divided by total annual expenditures. **Figure 2.13** shows general fund expenditures as a percent of taxable value. This indicator assesses the size of a unit's public sector relative to its ability to generate revenues. A unit that scores relatively high on this variable indicates a unit that has a large public sector relative to the size of its tax base. Units with high scores on this indicator may wish to decrease this ratio through cutting expenditures, providing more efficient delivery of services, and/or attracting new residents or businesses that will increase the tax base. Tawas Township expenditures are below the trigger in this category. **Figure 2.14** shows long-term debt as a percent of taxable value and it is clear that Tawas Township debt is far below the indicator trigger. **Figure 2.15** shows the size of the fund balance. Again, Tawas Township is nowhere near the trigger point and maintains a growing fund balance.

Figure 2.10 Tawas Township Expenditures

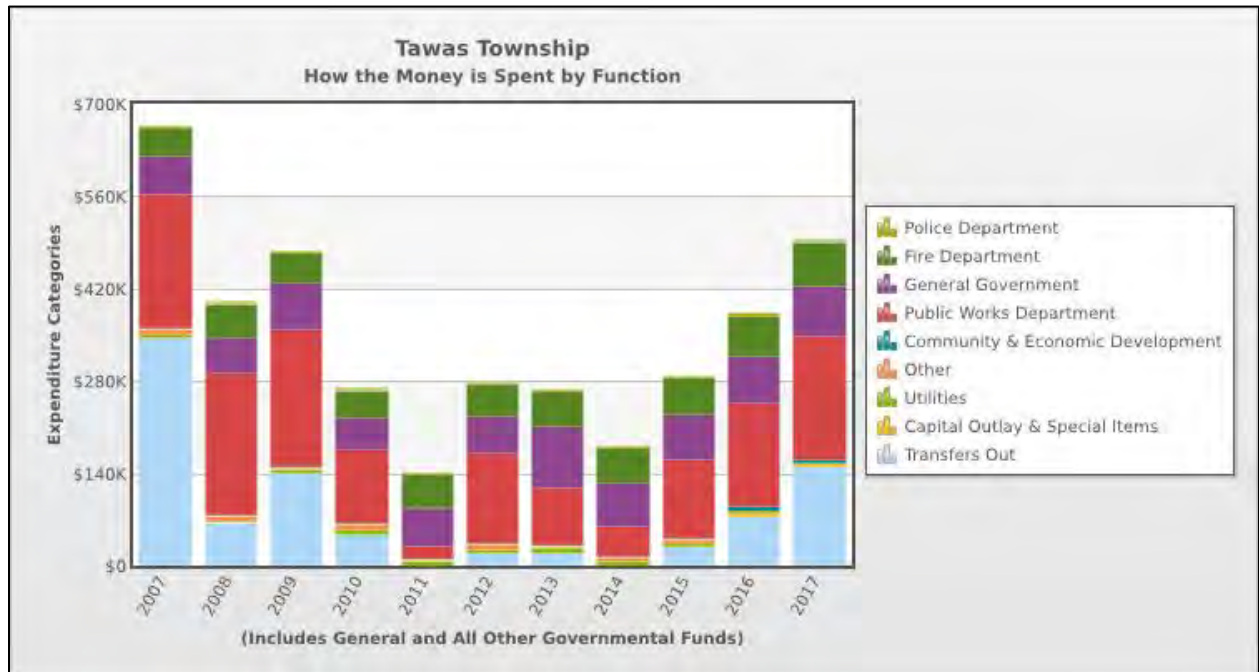


Figure 2.11 Tawas Township Revenues, Expenditures and Fund Equity

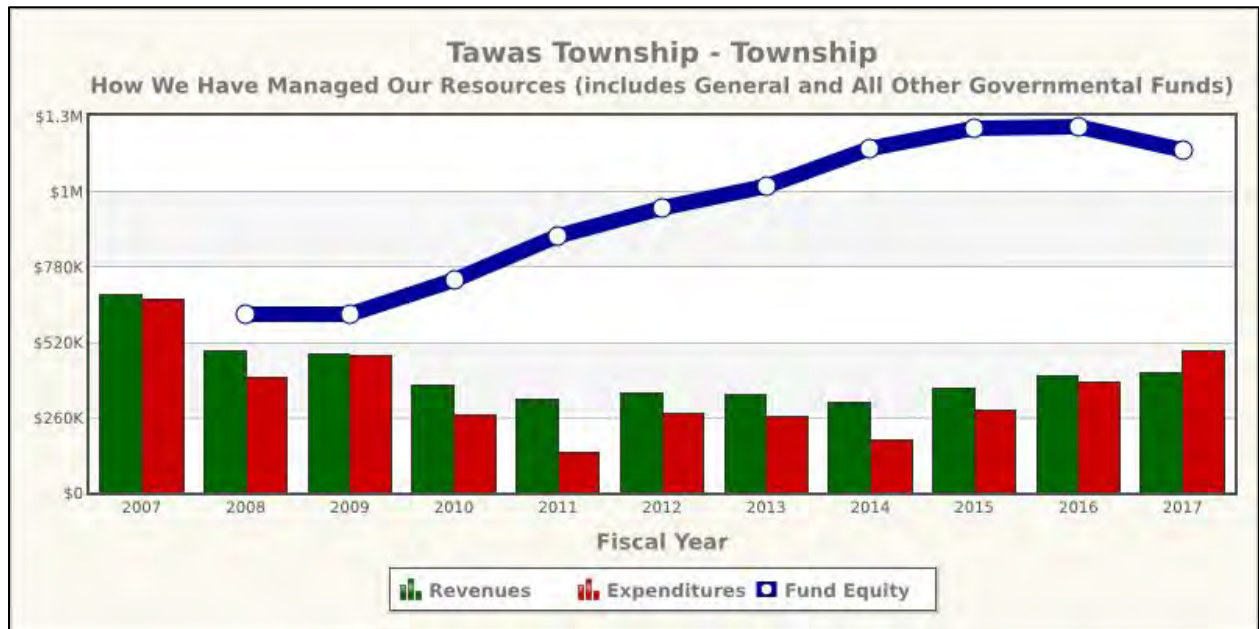


Figure 2.12 Available Reserves as a Percent of Total Expenditures

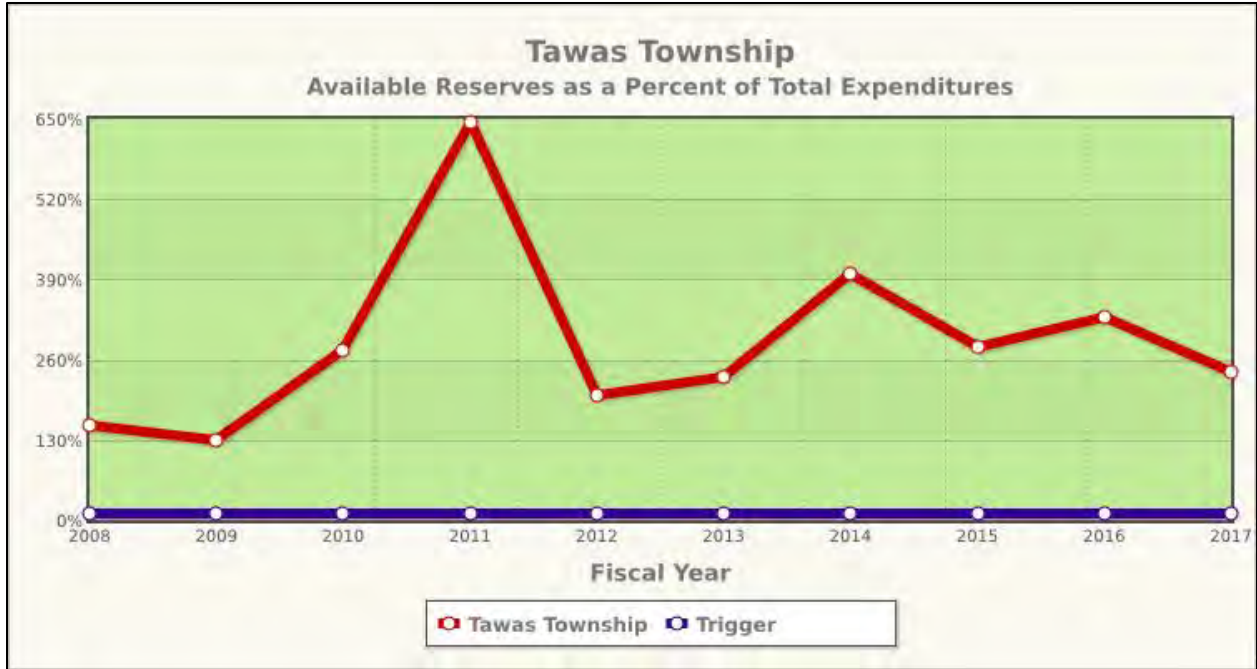


Figure 2.13 Expenditures as a Percent of Taxable Value

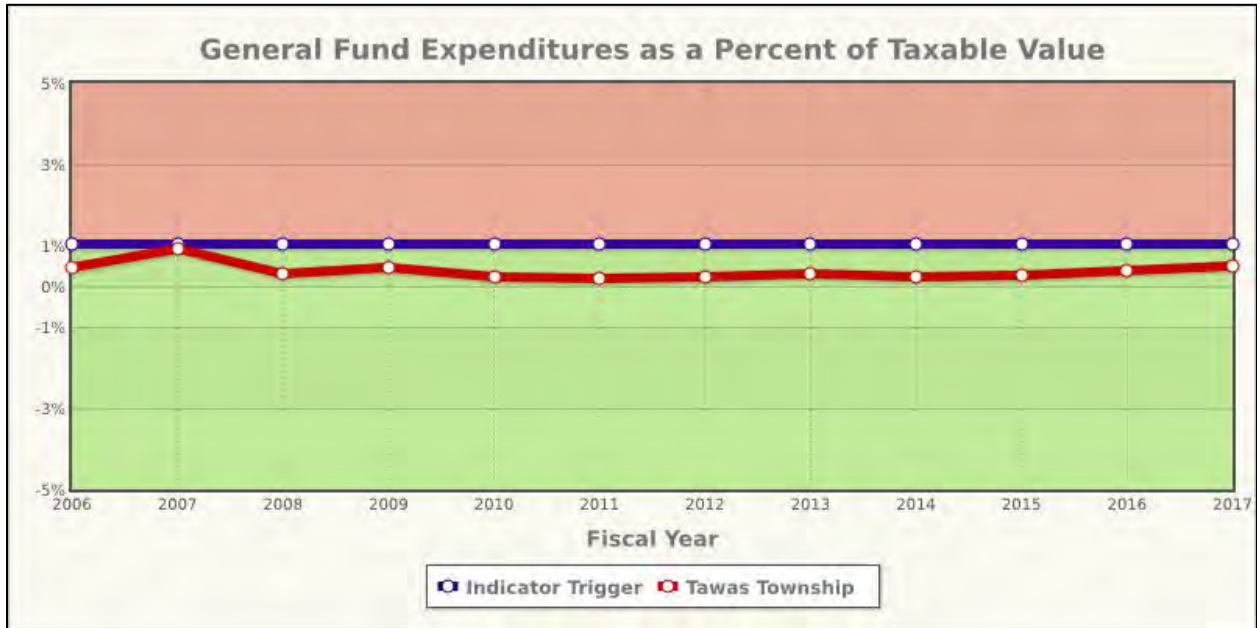


Figure 2.14 Long Term Debt

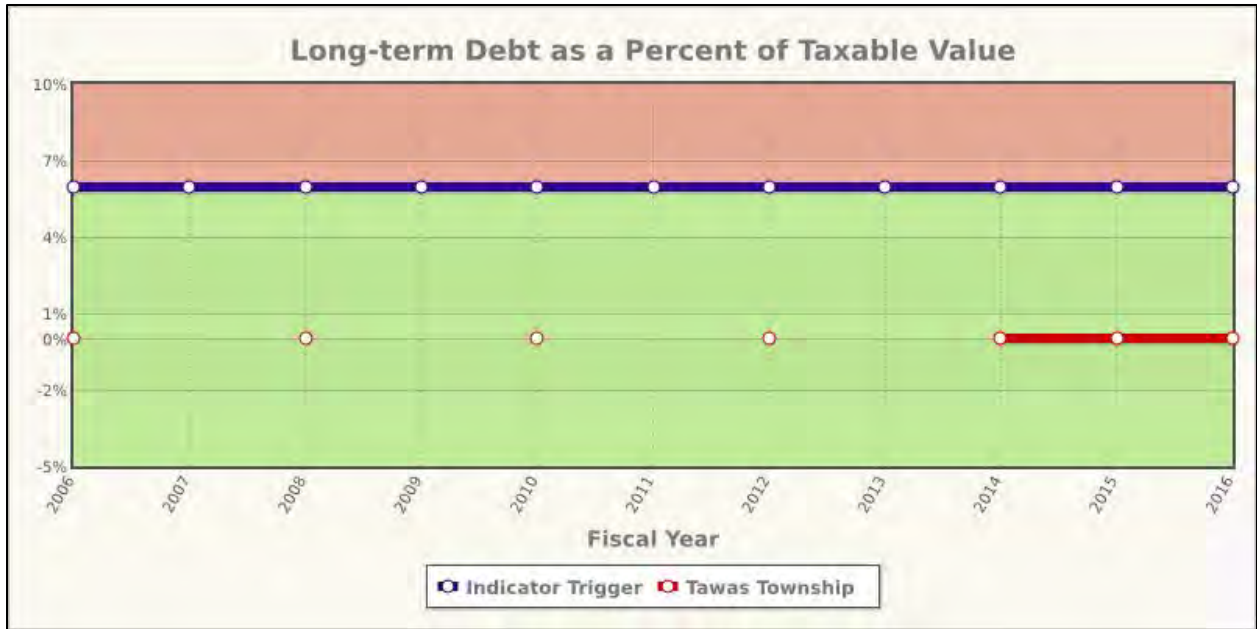
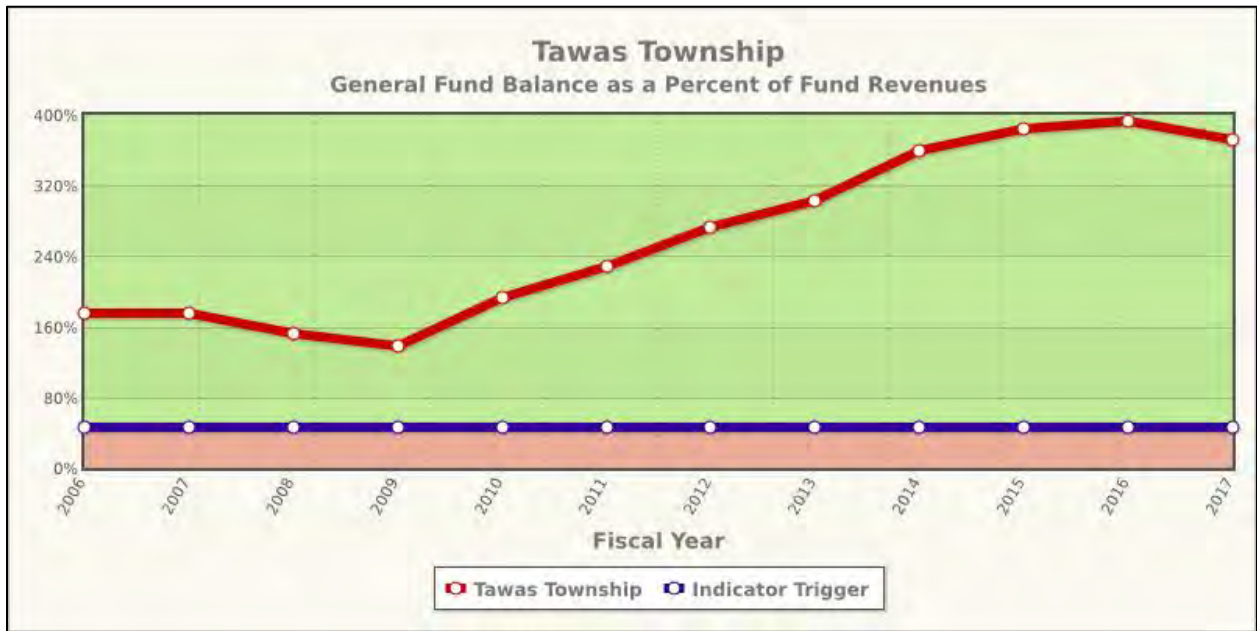


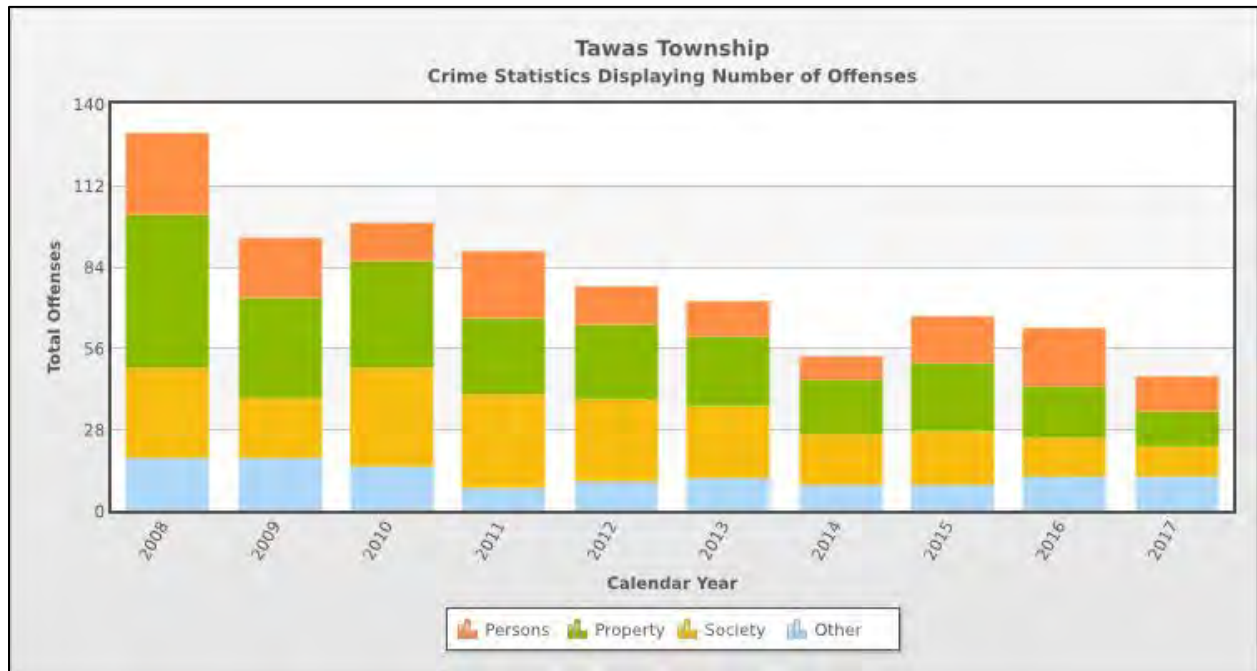
Figure 2.15 Size of Fund Balance



Crime Statistics

Crime statistics are often used on an operational level to provide information on how best to allocate municipal resources. Therefore, Munetrix LLC provides crime data which is used to evaluate needed resources in public safety. The data shows a decreasing number of crimes in the Township.

Figure 2.16 Crime Statistics



Chapter 3

Community Facilities

Key factors that contribute to the quality of life of a community are the type and variety of services available to residents and visitors. This chapter of the Master Plan will identify the types and extent of services available to residents and businesses in Tawas Township. Although these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities to maintain a satisfactory living environment.

Water Supply and Sewage Disposal

Tawas Township does not provide public water or sewage disposal systems for Township residents. The residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. District Health Department # 2 regulates and maintains a permitting system for private wells and septic systems. Two important determinants for siting a septic system are soil types and degree of slopes. Chapter 4 - Natural Resources discusses the soils of the Tawas Township. The Huron Shore Regional Utility Authority provides water to the Tawas Area Schools and the Iosco County Medical Care Facility (located within Tawas Township). The Authority was established in 1992 and provides treated water to East Tawas, Tawas City, Oscoda Charter Township, AuSable Charter Township, and Baldwin Township.

Waste Disposal

Primarily, residents and businesses must contract with waste haulers to transport garbage to waste disposal facilities. In November 2018, the Township Board voted to establish a township-wide special assessment district for the collection and disposal of garbage and rubbish. The assessment will be levied on the 2019 Winter Tax Bill and service is scheduled to begin January 1, 2020.

This service will be available to all residents of the Township. Residents will be able to dispose of one bulk item per month, but hazardous waste or recyclables will not be accepted. A county-wide citizens committee is exploring recycling services.

Utility Services

DTE provides natural gas service to a portion of the Township while the remainder of Township residents utilize propane and Consumer's Energy provide electricity to Township residents. There are numerous competitive telephone companies that provide phone service to the Township (including cellular). Spectrum provides cable services in portions of the Township. Satellite TV is available in all parts of the Township. High speed internet is available from Spectrum (broadband) and M-33 Access, Verizon, and AT&T (wireless).

Postal Service

Residents of the Township are served by two nearby post offices. They are located at 616 Newman Street in East Tawas and 616 W. Lake Street in Tawas City.

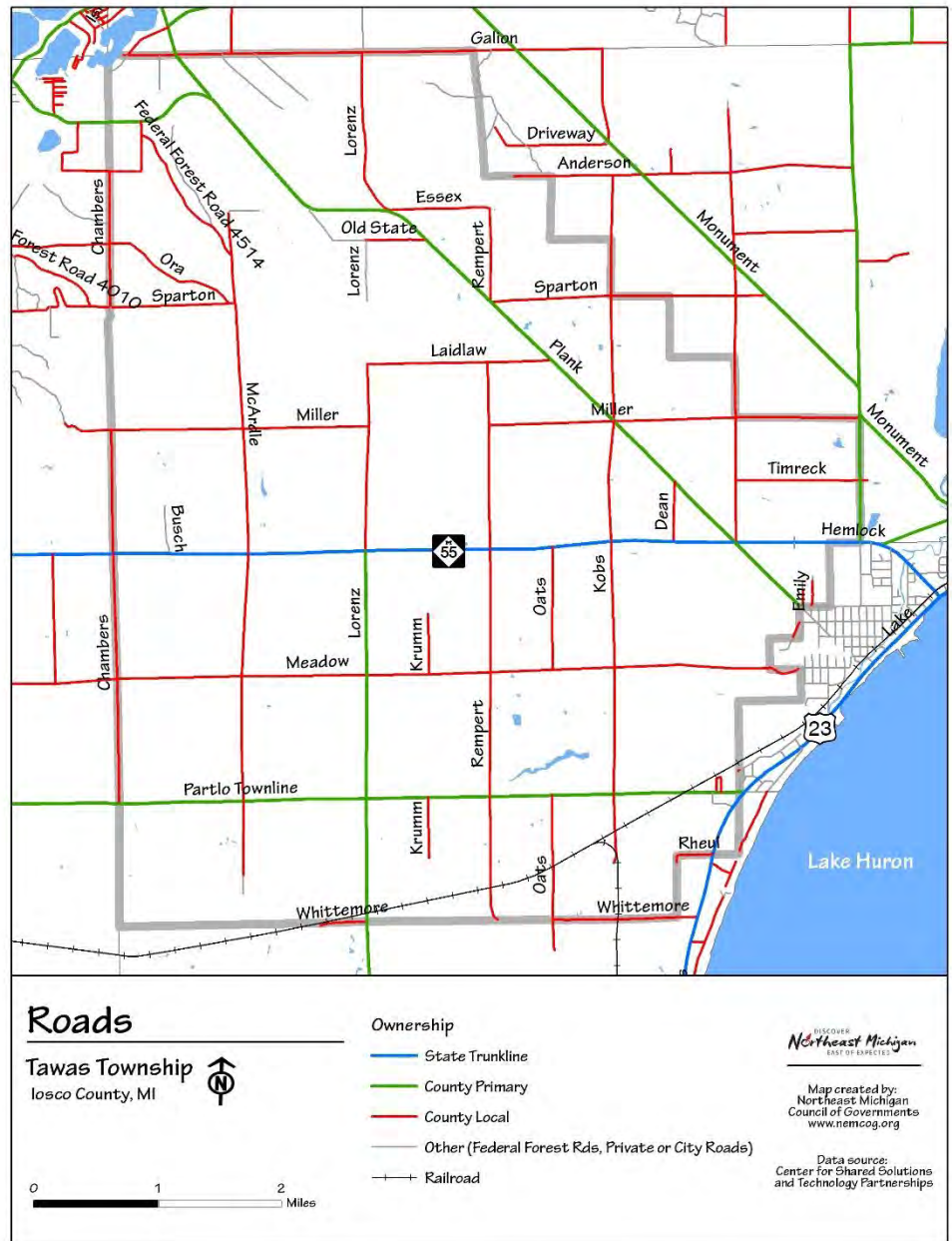
Transportation

Roads

The Tawas Township transportation network contains 83.5 miles of roads, consisting of state trunkline, county primary and local roads, seasonally maintained roads, forest roads (in the Huron National Forest), and private roads. State trunkline M-55 bisects the Township, running east-west. US 23 intersects the extreme southeast portion of the Township. Both M-55 and US 23 provide vital links, bringing goods, services, and people to and from the area.

The County primary road network (**Figure 3.1**) in Tawas Township is made up of Plank Road, Lorenz Road, Partlo Townline Road, and Essex Road. Primary and secondary public roads are under County jurisdiction and are maintained by the Iosco County Road Commission.

Figure 3.1



Roads are also classified according to function (**Figure 3.2**). The functional classification breakdown for Tawas Township is as follows:

- **Other Principal Arterials** = 0.64 miles (US 23). Principal arterials are at the top of the hierarchical systems and generally carry long distance, through-travel movements. They also provide access to important traffic generators.
- **Minor Arterials** = 6.06 miles (M-55). Minor arterials are similar in function to principal arterials, except that they carry trips of shorter distance and to lesser traffic generators.
- **Major Collectors** = 17 miles. Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials.
- **Local Roads** = 53.7 miles.
- **Not classified** = 6.1 miles.

Railroad

A portion of the Lake State Railway passes through the southeastern portion of Tawas Township (shown in **Figures 3.1** and **3.2**). Lake State Railway was created in 1992 when railroad lines were acquired which were previously operated by Detroit & Mackinac Railway Company (D&M). Grain, fertilizer, coal, chemicals, aggregates, cement, steel, and scrap metal are just a few of the commodities that are transported along the lines of Lake State Railway. Rail lines run from the Saginaw area to Alpena along the coast of Lake Huron.

Figure 3.2



Public Transit

The Iosco Transit Corporation, located in Baldwin Township, operates dial-a-ride bus service in Oscoda and Tawas and flexible route service throughout other areas of the county.

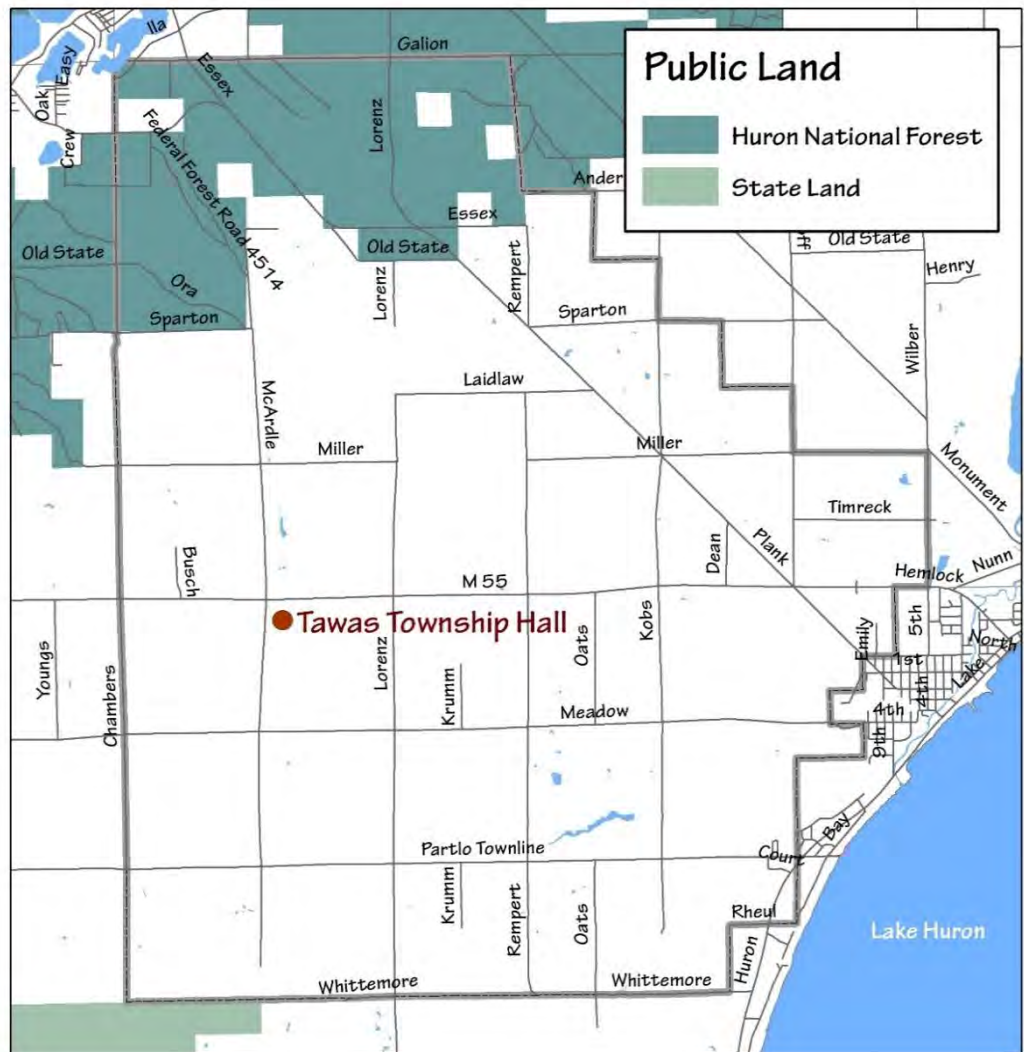
Air Travel

Regional air service is available at Saginaw MBS Airport, Flint Bishop Airport, Detroit Metro Airport, Lansing Airport, Grand Rapids Airport and Cherry Capital Airport in Traverse City. Iosco County operates an airport for private planes. An Authority operates the Oscoda Wurtsmith Airport, which is open for private and commercial air traffic.

Public Lands and Buildings

A portion of the Huron National Forest totaling 4.23 square miles or 2,713 acres is located in the northern portion of Tawas Township. In addition, the Tawas Township Hall is located at 27 McArdle Road on the corner of M-55 (Figure 3.3).

Figure 3.3



Schools, Libraries and Museums

Tawas Township is located in the Tawas Area School District. Students K-12th grade attend Tawas Area Schools which is located in the eastern portion of Tawas Township. Two parochial schools, Holy Family Catholic in East Tawas and Emanuel Lutheran in Tawas City, are also available to residents.

Clara Bolen Elementary School (Current Enrollment: 440 Students)

This pre-kindergarten through 4th grade school offers children of the district a multi-disciplined curriculum based around the fundamentals of early childhood education. The school exposes children to strong core course material such as math and reading but also life skills such as computer skills, music programs and physical fitness. In addition, the 4th grade classes cover strong curriculums that include reading, language arts, science, math, and social studies. The school also serves the needs of students who require special education classes. Many after-school activities are available including Boy and Girl Scouts and 4-H.

Tawas Area High/School Middle School (Current Enrollment: 397 Middle School Students and 428 High School Students)

Tawas Area High School/Middle School serves fifth grade through twelfth grade students. In 2016, the high school was expanded to relocate the Middle School to the high school campus. Teachers specialize in curriculum that includes reading, language arts, science, math, and social studies at all grade levels. The Middle School offers a comprehensive middle school academic program as well. The school provides quality music programs, athletics, and after-school activities, and offers student activities that include a student council. The school hosts a number of yearly events that include a talent show, student-teacher basketball game, and Student Achievement Awards program.

Tawas Area High School offers students the opportunity to take part in course work that will diversify their high school educations and prepare them for productive and successful futures. The curriculum of the school includes courses in mathematics, science, social studies, English, and physical education, as well as elective course work in a variety of studies including computer aided drafting, fine arts classes, computer network training, and a variety of life skills and trades education classes. The school offers students activities that include a student council, drama, band, choir, dance, Youth Advisory Council Spanish club, Iosco PRIDE, Robotics and Rachel's Challenge. A variety of sports opportunities and performance opportunities exist for those students who are active in the music and physical education programs. The high school offers a wide variety of State Class B sports for students to participate in, as well as a comprehensive music program whose participants take great pride in performing at State festivals and competitions. Dual enrollment and online courses are available to students to take classes and receive college credit through local colleges and universities.

Iosco Regional Education Service Agency

The Tawas Area School District is part of the Iosco Regional Education Service Agency (RESA), which is located in Tawas Township along M-55. Iosco RESA provides special education, preschool programs, career and technical education, adult education and general education programs and services on request that single local districts find difficult or impossible to provide.

Colleges

Alpena Community College (ACC) offers classes in Oscoda. Kirtland Community College (KCC) is located in Roscommon. Both facilities are two-year institutions serving the higher education needs of area residents. They offer several associate degree programs, career and technical training, liberal arts and transfer programs. In addition, ACC and KCC are host sites for universities which offer degree programs. Other colleges within commuting distance of Iosco County include Mid-Michigan Community College in Harrison, Delta Community College in Saginaw, Northwood Institute in Midland, Saginaw Valley State University in Saginaw, and Central Michigan University in Mount Pleasant. Saginaw Valley and Central Michigan Colleges also offer local extension classes in Iosco County.

Libraries & Museums

There are no libraries or museums located in Tawas Township. Residents generally drive to Tawas City or East Tawas to access these facilities. The Iosco-Arenac District Library is headquartered in East Tawas and maintains branch libraries in Tawas City and East Tawas. The Iosco County Historical Museum is located near Tawas City and a county-wide Arts Council operates from Tawas City. Residents can also access Community Theater in East Tawas.

Cemeteries

Memory Gardens cemetery is located in Tawas City just outside the boundary of Tawas Township (on Meadowview Drive). A forest cemetery called Laidlaw Cemetery is located off Laidlaw Road in Section 16. A sign at the cemetery says “This forest cemetery was begun in 1872 and is retained in its natural state.”

Public Safety

Police services in the Township are provided through the Iosco County Sheriff Department, located in Tawas City and the Michigan State Police. The County Sheriff’s Department currently employs the Sheriff, Undersheriff, one Captain, one Sergeant who has road and administrative duties, one Deputy who handles complaints and works traffic, two part-time Deputies working on a grant, two part-time non-certified recreation officers working ORV, snowmobile and marine grants, one full-time Animal Control Officer, five full-time and one part-time clerk/dispatchers, and twelve Corrections Officers (plus one part-time). The County Sheriff’s Department has the task of operating the County Jail. The Michigan State Police provides secondary police protection to the area from a post located in West Branch. Staffing levels fluctuate at the West Branch Post. The West Branch Post currently has 31 troopers assigned. The West Branch Post is responsible for a four-county area including Iosco, Arenac, Gladwin, and Ogemaw Counties.

The population and government units of Iosco County depend upon eight separate volunteer fire departments, interconnected by a Mutual Aid Agreement that includes membership from neighboring Ogemaw County. Iosco County established an Enhanced 911 (E911) Authority that became operational in April of 1996. The Authority is made up of representatives from the Michigan State Police, Iosco County Sheriff’s Department, City of East Tawas, City of Tawas City, Oscoda Township, Fire Service (appointed by the Fire Chiefs Association), Township Government (appointed by the Township Association), Iosco County Emergency Medical Service, and Iosco County Board of Commissioners. The E911 facility is located northeast of East Tawas on US-23 in Baldwin Centre in Baldwin Township in the former County Annex

Building. Dispatching services utilize state-of-the-art computer systems to receive emergency calls and direct fire, police, and ambulance units to an emergency scene.

Medical Facilities

Principally, clinics, doctor, and dentist offices are located in Tawas City and East Tawas. Tawas St. Joseph Hospital is the primary health care facility in the County. It has clinics throughout the County, a hospice program and home health care programs. There are also four nursing home and medical recovery facilities operating within the County. For health care services not available at these facilities, residents travel to Mid-Michigan Medical Center in Alpena or larger facilities in Saginaw, Midland, Flint or Detroit.

District Health Department #2 is often able to fill health care needs of the community, which are not available or affordable elsewhere. The Health Department service area includes Iosco, Alcona, Ogemaw and Oscoda counties. Programs offered by the Health Department fall under four categories: Clinical and Community services, Environmental Health Services, Emergency Preparedness, and Health Education. The environmental section is responsible for performing food establishment inspections, and water, well and septic inspections, as well as issuing permits for those services.

AuSable Valley Community Mental Health Services provides support services to developmentally disabled persons, as well as persons needing mental health services. The AuSable Valley Community Mental Health service area covers Iosco, Ogemaw and Oscoda counties.

Recreational Facilities

Recreational facilities are very limited. The Tawas Bay Ice Arena is located in Tawas Township on M-55 and offers figure skating and hockey. Numerous recreational facilities are provided by Tawas City and East Tawas. A snowmobile trail system is located on in the Huron National Forest in the northern portion of Tawas Township.

Chapter 4

Natural Resources

The protection and wise use of natural resources are central to maintaining a sustainable community. Along with planning for the built-up infrastructure like roads and utilities, a community needs to plan for the green infrastructure of forests, wetlands, farmland, and water. Development, without consideration of carrying capacity of the land, can have long term negative impacts on these resources. When planning for future growth, the community should identify environmental constraints, such as wetlands, steeply sloped areas, ecological corridors and ground water recharge zones. This chapter will analyze the physical environment to assist local officials in developing a desired future of the Township.

Climate

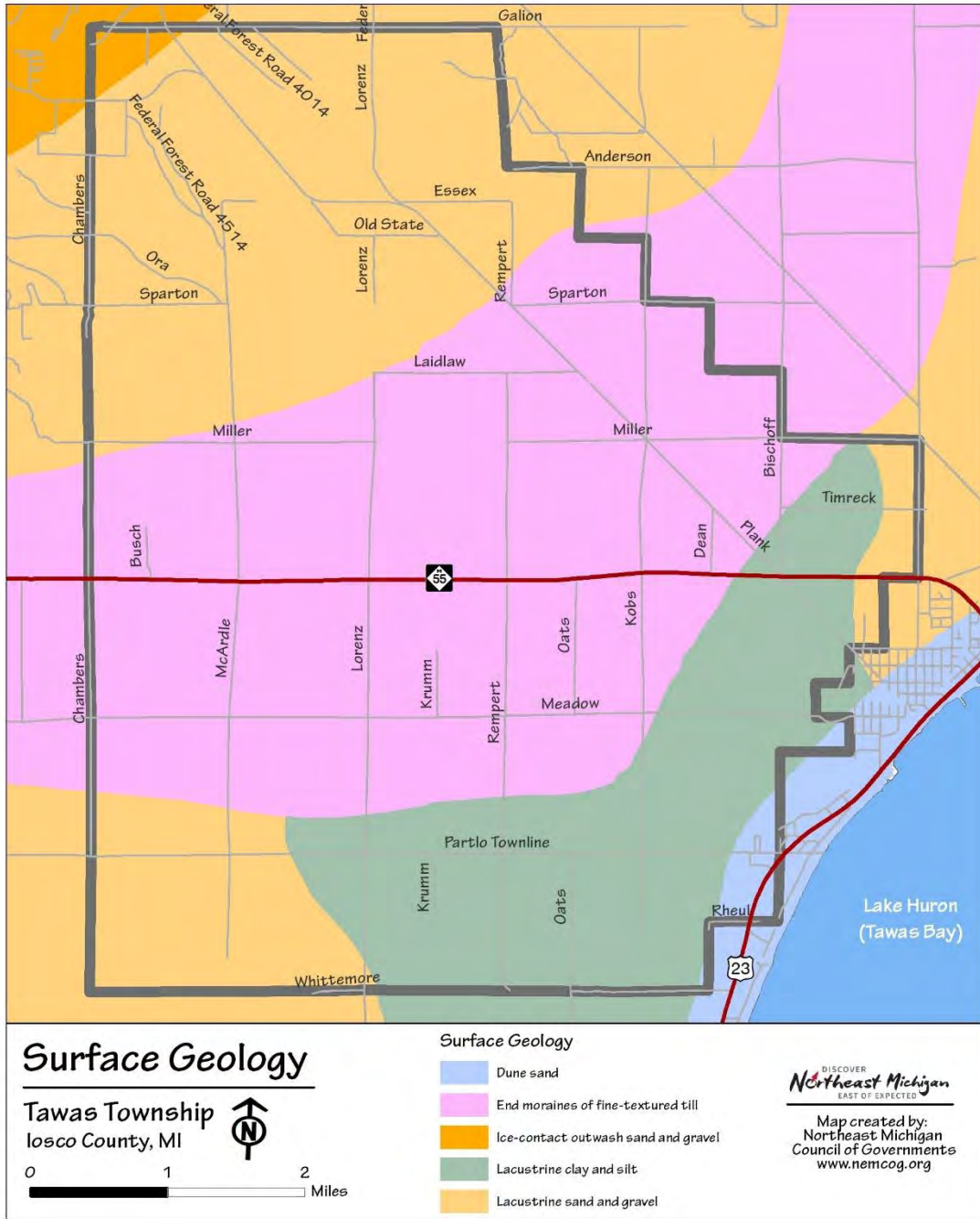
Typical of northern Michigan, the distinct four seasons offer an ever-changing landscape. Long snowy, cold winters and moderately warm summers are separated by a cool, green spring and a cool, colorful fall. Located in the northeastern part of the northern Lower Peninsula, the Township's southeastern boundary nearly abuts Lake Huron.

According to the USDA Soil Survey of Iosco County, the County has an average total annual precipitation is 28.1 inches. 55% of that precipitation falls during the months of April through September. The average annual snowfall is 50.2 inches. Records show a long term average of 112 days where there is at least one inch of snow on the ground. Of course, the number of days varies greatly from year to year. In winter, the average daily temperature is 20.6 degrees F and the average daily minimum temperature is 11.2 degrees F. In summer, the average temperature is 65.9 degrees F and the average daily maximum temperature is 78.3 degrees F. The average mid-afternoon relative humidity is 60%. Since humidity levels are highest at night, the average relative humidity at dawn is 83%. The sun shines about 64% of the time in the summer and 35% in the winter. The average windspeed is highest from November to April at 9 miles per hour.

Geology

The rolling hills, river valleys, swamps and lakes were created by glacial activity as the last continental glacier left the landscape some 12,000 years ago. Beneath a thick mantle of the glacial deposits lays a foundation of layered sedimentary bedrock. The glacial features which form the surface geology of Tawas Township include ice-contact outwash sand and gravel in the extreme northwest corner of the Township, lacustrine sand and gravel in the northwest and southwest, end moraines of fine textured till in the central band of the Township, lacustrine clay and silt in the southeast, and a small area of dune sand in the extreme southeast near Tawas City (**Figure 4.1**).

Figure 4.1



Beneath the glacial deposits, some 200 to 300 feet below the surface, is sedimentary bedrock that was created during the Late Mississippian ages of the Paleozoic Era. The bedrock was formed in ancient seas, which covered the area some 310-345 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed shale, sandstone and limestone bedrock. The majority of the Township is underlain by the Michigan Formation (with small areas of Bayport Limestone) and approximately the northeast third of the Township is underlain by the Marshall Formation (**Figure 4.2**). Natural gas deposits have been discovered in both the Michigan and Marshall formations in areas of the state.

Figure 4.2

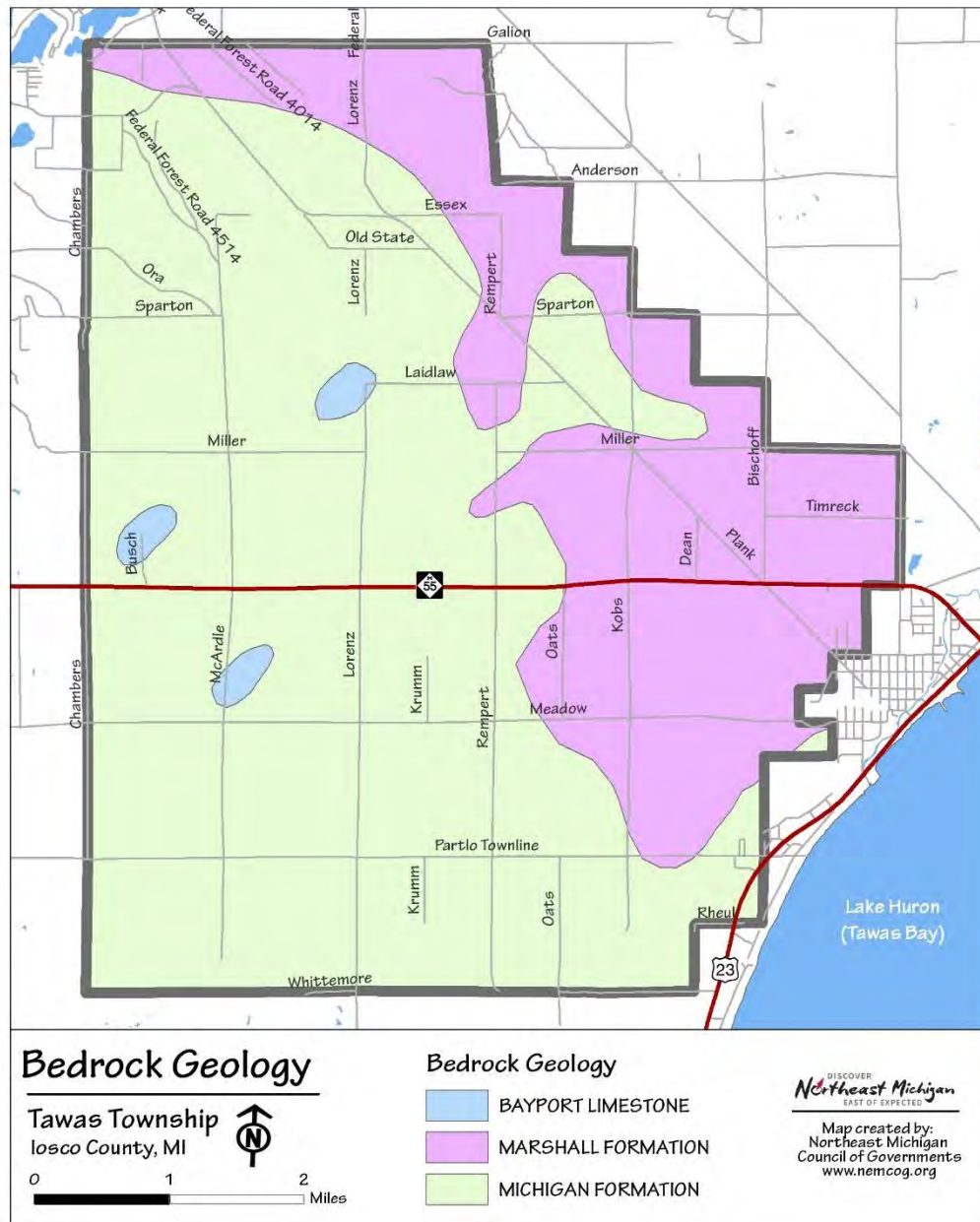
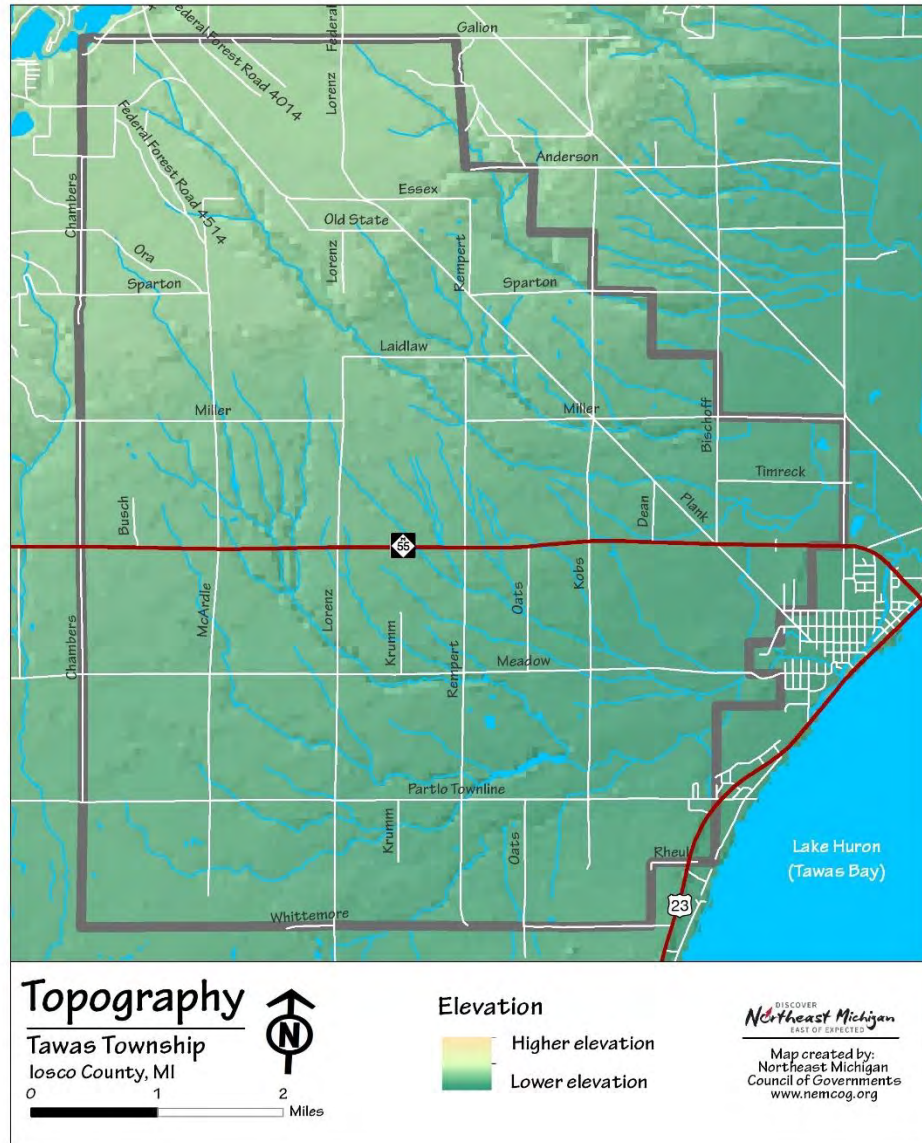


Figure 4.3

Topography

Tawas Township is dominated by nearly level to gently sloping plains (Figure 4.3). Land elevations are generally higher in the northwestern part of the Township with a gradual drop in elevation toward Lake Huron. The highest point in the Township is in the extreme northwest with elevations of 800 feet above sea level. The lowest elevation of 590 feet above sea level is located in the southeastern corner of the Township near Tawas City. The direction of the flow of water in the rivers is evidence of this general gradient to the southeast.



Soils

When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. The construction of roads, buildings and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching. The Natural Resource Conservation Service completed a detailed soil survey of Iosco County. A digital version of the soil survey maps was acquired from the Michigan Department of Natural Resources, MIRIS program. Using information contained within the published soil survey book, a series of maps are presented that depict hydric soils, steep slopes, soils with building limitations and soils with septic system limitations.

Drainage Classification

Figure 4.4 depicts the drainage classification for soils. Much of the northern areas of the Township contain “excessively drained” soils while the central portion of the Township contains soils that are “moderately well drained.” “Somewhat poorly drained” soils are found throughout the majority of the Township with areas of soils that are “poorly drained and very poorly drained.” Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas.

Drainage Classification Definitions:

Excessively drained. Water is removed very rapidly. The occurrence of internal free water commonly is very rare or very deep. The soils are commonly coarse-textured and have very high hydraulic conductivity or are very shallow.

Somewhat excessively drained. Water is removed from the soil rapidly. Internal free water occurrence commonly is very rare or very deep. The soils are commonly coarse-textured and have high saturated hydraulic conductivity or are very shallow.

Well drained. Water is removed from the soil readily but not rapidly. Internal free water occurrence commonly is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions. Wetness does not inhibit growth of roots for significant periods during most growing seasons. The soils are mainly free of the deep to redoximorphic features that are related to wetness.

Moderately well drained. Water is removed from the soil somewhat slowly during some periods of the year. Internal free water occurrence commonly is moderately deep and transitory through permanent. The soils are wet for only a short time within the rooting depth during the growing season, but long enough that most mesophytic crops are affected. They commonly have a moderately low or lower saturated hydraulic conductivity in a layer within the upper 1 m, periodically receive high rainfall, or both.

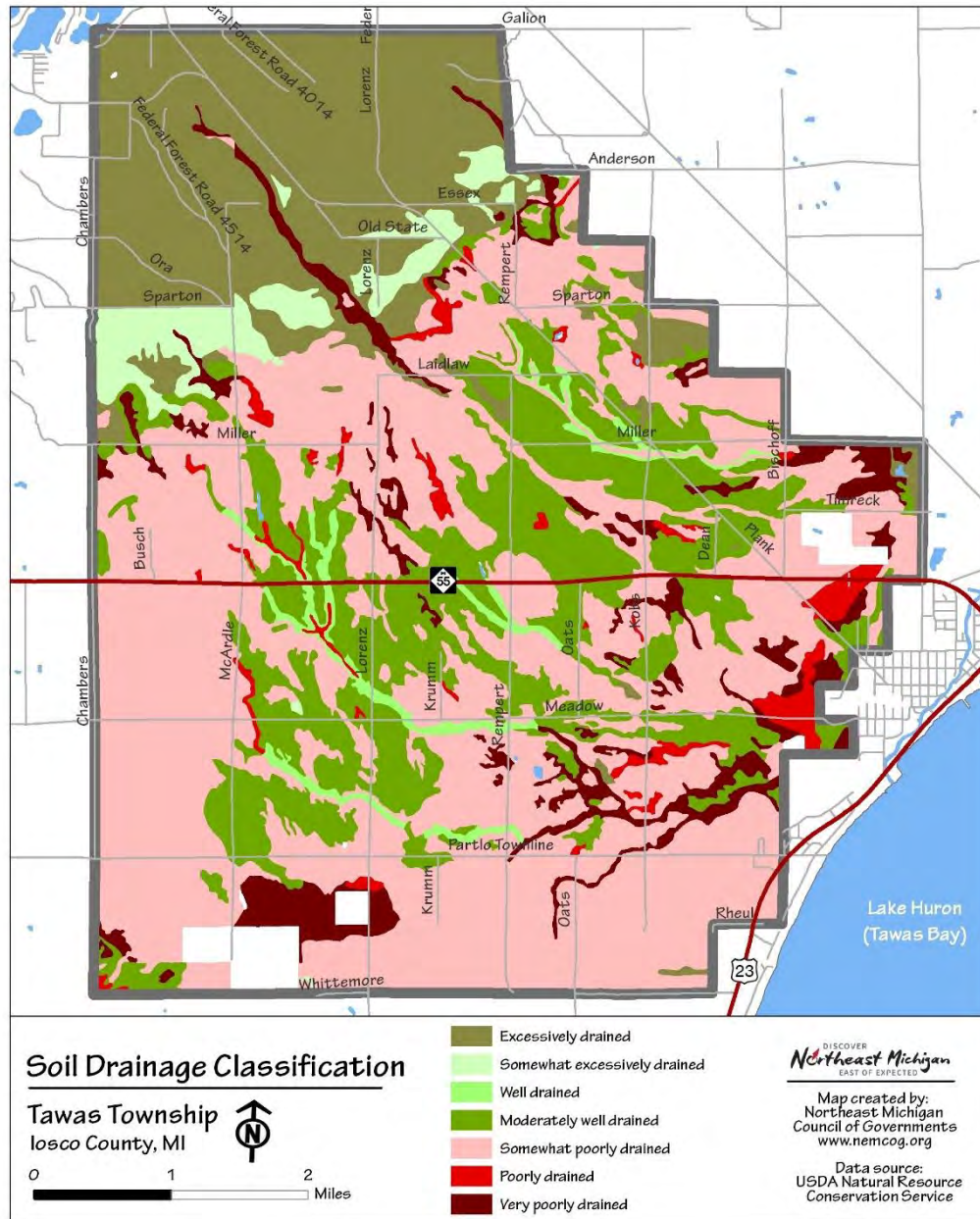
Somewhat poorly drained. Water is removed slowly so that the soil is wet at a shallow depth for significant periods during the growing season. The occurrence of internal free water commonly is shallow to moderately deep and transitory to permanent. Wetness markedly restricts the growth of mesophytic crops, unless artificial drainage is provided. The soils commonly have one or more of the following characteristics: low or very low saturated hydraulic conductivity, a high water table, additional water from seepage, or nearly continuous rainfall.

Poorly drained. Water is removed so slowly that the soil is wet at shallow depths periodically during the growing season or remains wet for long periods. The occurrence of internal free water is shallow or very shallow and common or persistent. Free water is commonly at or near the surface long enough during the growing season so that most mesophytic crops cannot be grown, unless the soil is artificially drained. The soil, however, is not continuously wet directly below plow-depth. Free water at shallow depth is usually present. This water table is commonly the result of low or very low saturated hydraulic conductivity of nearly continuous rainfall, or of a combination of these.

Very poorly drained. Water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. The occurrence of internal free water is very shallow and persistent or permanent. Unless the soil is

artificially drained, most mesophytic crops cannot be grown. The soils are commonly level or depressed and frequently ponded. If rainfall is high or nearly continuous, slope gradients may be greater.

Figure 4.4

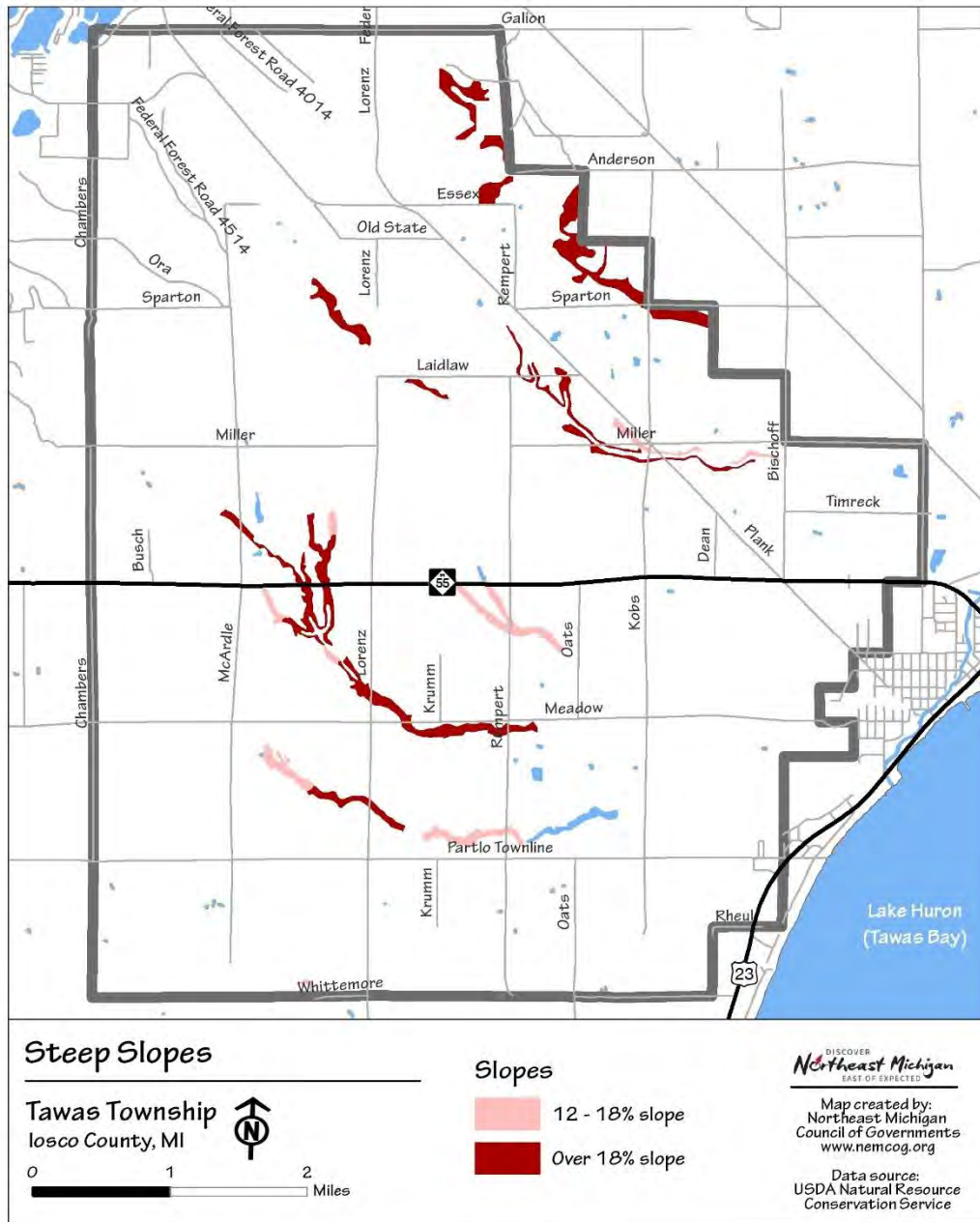


Steeply Sloped Areas

Hills and steeply rolling terrain may provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints, and are more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, revegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. According to information presented in the Iosco County Soil Survey, areas

with slopes 18 percent and greater are minimal in Tawas Township. Steeply slopes areas are depicted in red on **Figure 4.5**.

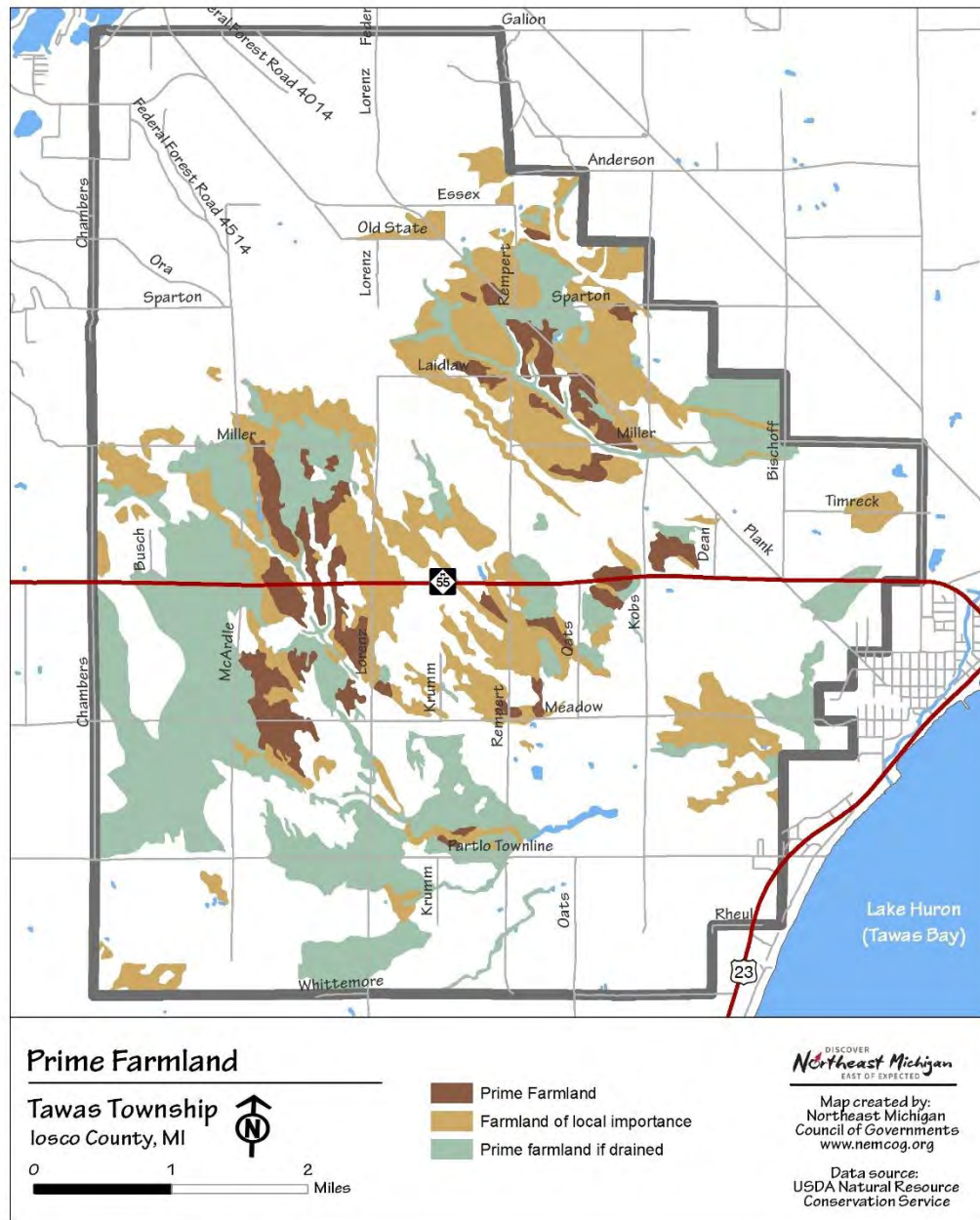
Figure 4.5



Prime Farmland

The USDA Natural Resource Conservation Service has designated areas of prime farmland in Tawas Township (Figure 4.6). From the NRCS: *“It is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied.* Farmland of local importance are tracts of land identified by local agencies or by zoning to be of importance to agriculture.

Figure 4.6



Water and Wetlands

Surface Water

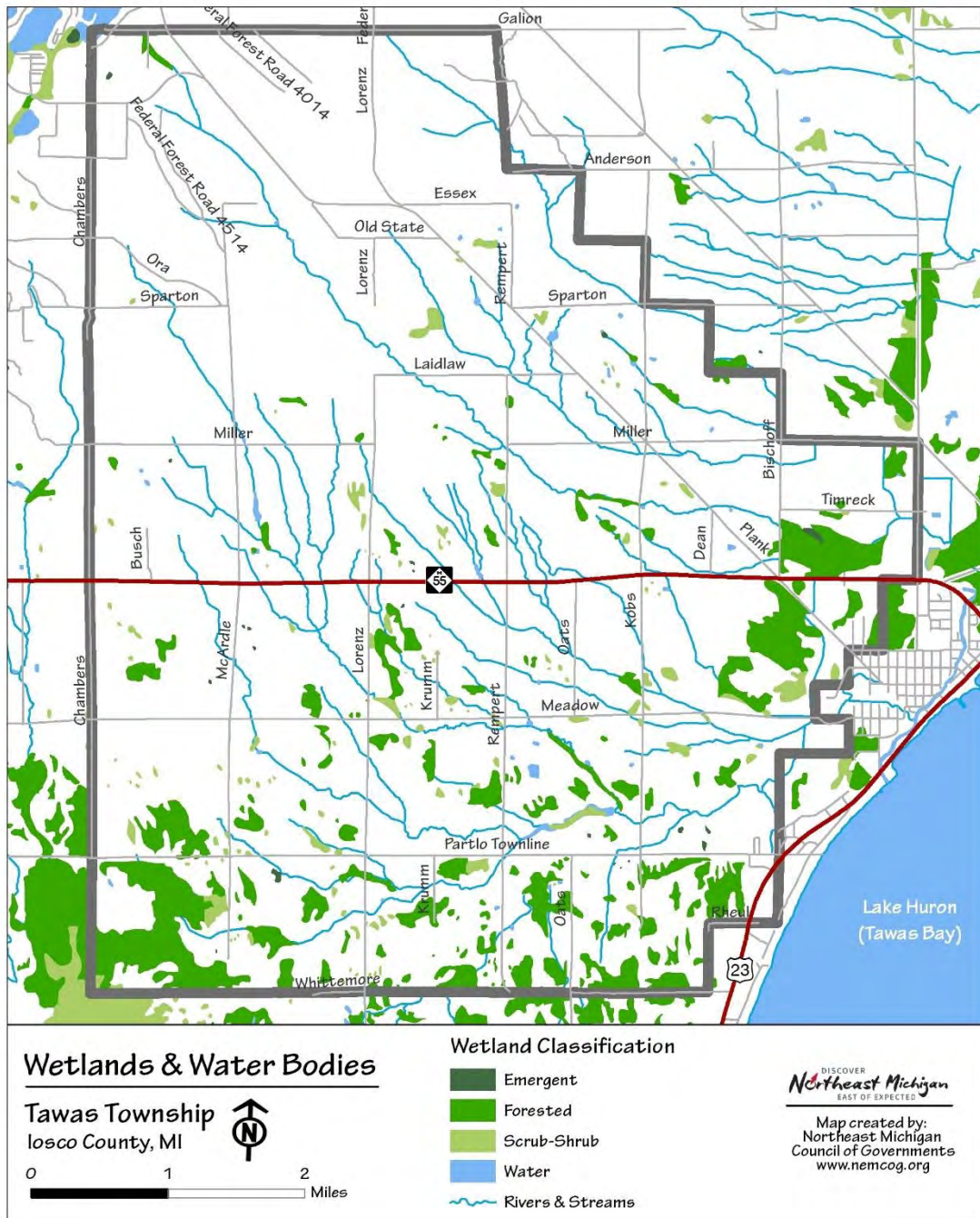
Maintaining high quality water resources is vital to the long term sustainability of the community. Water resources provide critical habitat components for a wide range of fish and wildlife species. Most importantly, these resources extend far beyond the Township boundaries, as a result, impacts to these resources can have far reaching implications. While Tawas Township does not contains large water bodies, there are nearly 84 miles of rivers and streams within the Township (**Figure 4.7**).

Wetlands

The U.S. Fish and Wildlife Service developed a national wetlands inventory program in the 1980's. Through this effort a national wetlands inventory map was compiled for Iosco County. The digital data was acquired from the Center for Geographic Information, State of Michigan, and used to compile **Figure 4.7**. The map depicts forested and non-forested wetlands.

Poorly drained, lowland areas support northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, balsam poplar, trembling aspen, paper birch, black ash, speckled alder and shrub willows. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. Lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors. Lowland forests adjacent to rivers and streams may be prone to flooding during the spring snow melt, particularly when combined with heavy spring rains. Forested and nonforested wetlands are a finite resource in the Township. Land use planning activities should focus on protecting and preserving these limited and critical resources.

Figure 4.7



Forests and Land Cover Map Circa 1800

Forest land is depicted in **Figure 4.8**. As can be seen, much of the Township exists as upland forests with areas of lowland forests (forested wetlands) occurring in the east and south. The Michigan Department of Natural Resources has compiled vegetation maps circa 1800's of counties in Michigan. The maps were generated from information contained in the first government land survey notes in the 1800's along with information such as current vegetation, land forms and soils (**Figure 4.9**). A review of the pre-settlement vegetation map of Tawas Township shows extensive areas of Hemlock-White Pine forests, mixed conifer swamp, mixed hardwood swamp, pine barrens, and aspen-birch forest.

Figure 4.8

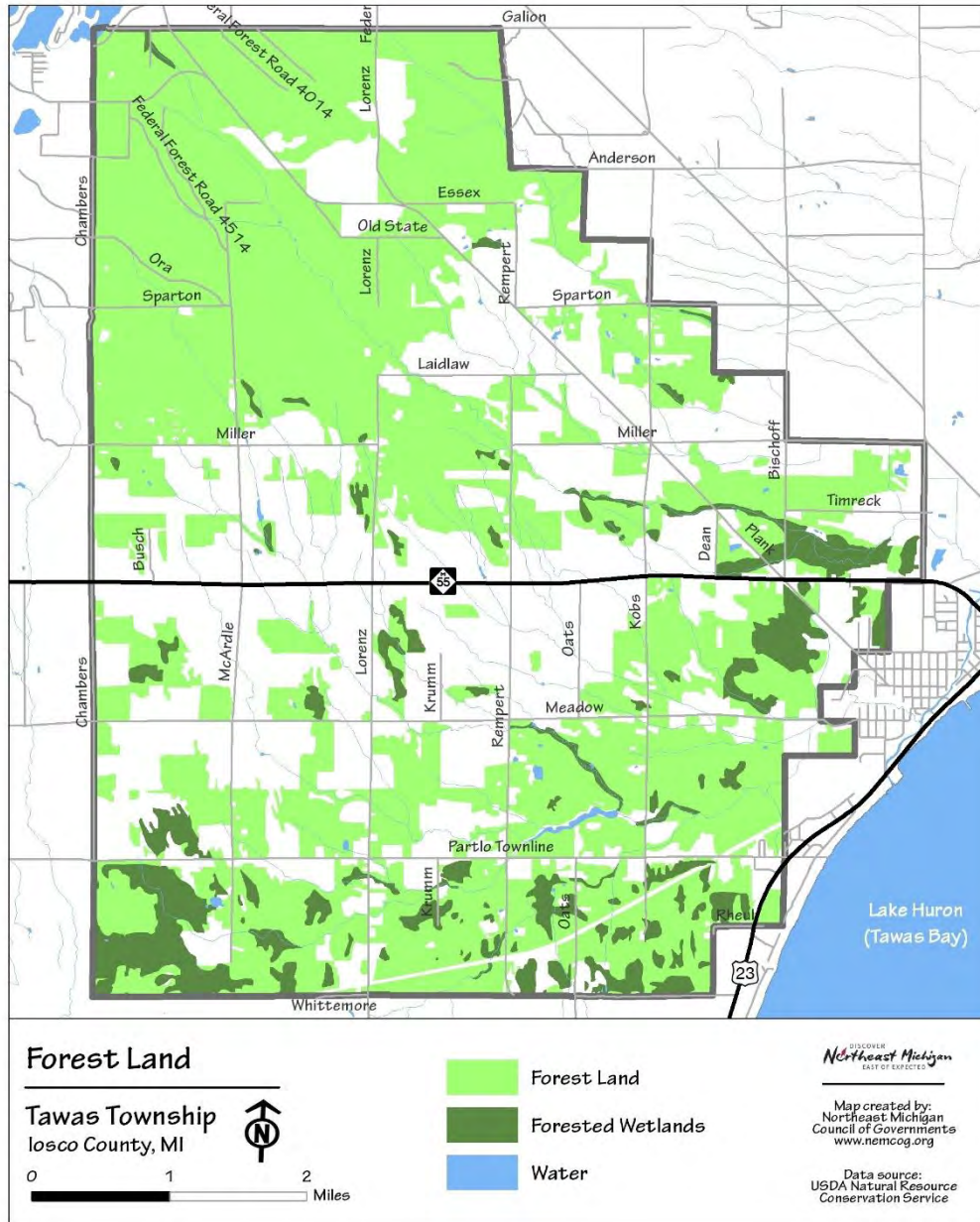
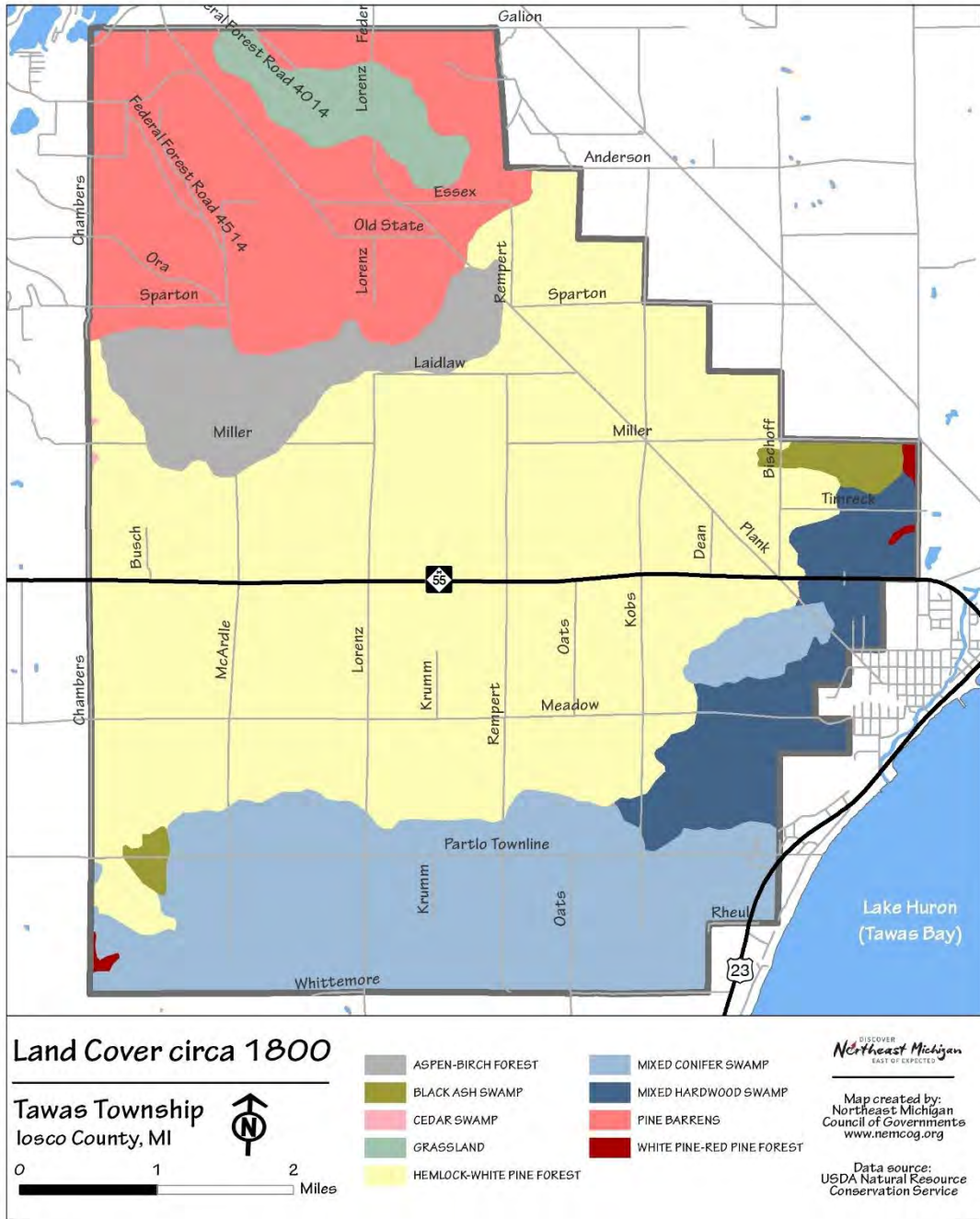


Figure 4.9



Sites of Environmental Contamination

The Michigan Environmental Response Act (Part 201 of PA 451 of 1994, as amended) provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices.” The database has information for sites of environmental contamination (Part 201), Leaking Underground Storage Tanks (Part 213) and Baseline Environmental Assessments (BEAs). The BEA is completed when a property is purchased, leased or foreclosed on for the purposes of documenting contamination and protecting from liability for cleanup of existing contamination on the property. A search of the database found that there are no sites of environmental contamination in Tawas Township.

Chapter 5

Existing Land Use/Land Cover

Prior to determining future land uses and developing a future land use map, a community must have an accurate assessment of existing land uses. This chapter presents information on the types and location of existing land uses. The process identifies urban built-up land uses, such as residential and commercial, along with natural land cover types like forests and wetlands. As a result, the final map presented in this chapter is a hybrid that combines land cover and land use.

Existing Land Cover/Use Characteristics

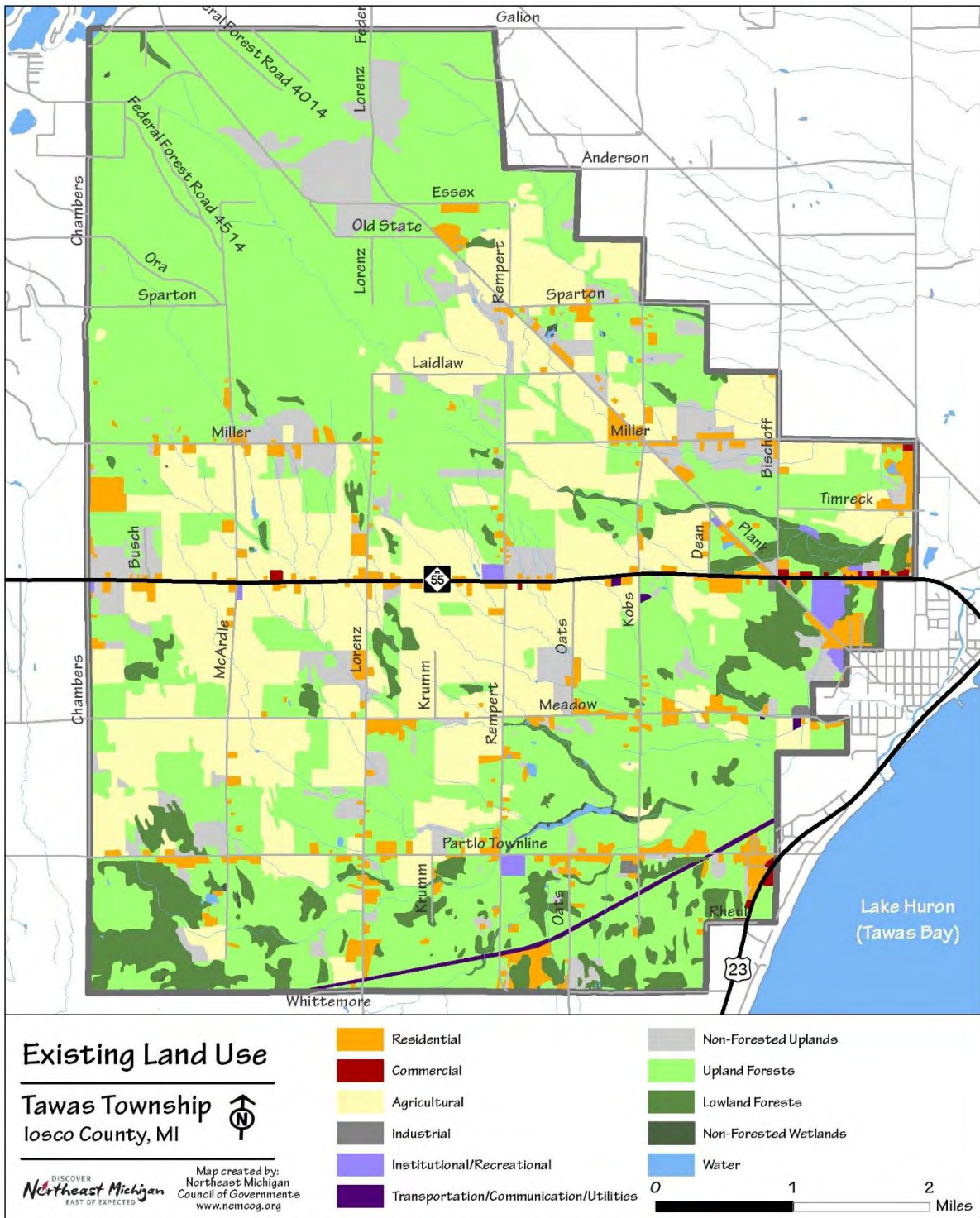
The existing cover/land use was mapped in 2018/2019. The map of existing land use, shown as **Figure 5.1**, illustrates the distribution of land cover/uses throughout Tawas Township. Michigan Resource Information Systems (MIRIS) land cover/use classification categories were used to map the existing land use. The map represents an update of the 1992 land cover/use map. In addition to the use of recent aerial photos, ancillary digital map data, including the national wetlands inventory, was used to complete the update. Updated information was digitized to produce the existing land cover/use map and statistics. **Table 5.1** presents the land uses, showing the number of acres and percent of the Township in each of the land use categories. The land use categories are discussed later in this chapter. Land use and land cover were not classified on a parcel by parcel basis. In other words, one parcel can contain several land use/cover categories.

Table 5.1
Existing Land Use Statistics

Land Use Category	Number of Acres	% of Township
Residential	1,102	5.2 %
Commercial	45	0.2 %
Industrial	19	0.1 %
Institutional	109	0.5 %
Transportation, Communications & Utilities	84	0.4 %
Agricultural	5,492	25.7 %
Non-forested Uplands	1,545	7.2 %
Upland Forests	11,415	53.4 %
Lowland Forests (Wooded Wetlands)	1,512	7.1 %
Wetlands (Non-Forested)	36	0.2 %
Water	27	0.1 %
TOTAL	21,386	100.0%

Source: Michigan Resource Inventory System and NEMCOG photo interpretation, field verification and map updating.

Figure 5.1



Residential

As can be seen in **Figure 5.1** and **Table 5.1**, residential use occupies nearly 5.2% (1,102 acres) of the land in the Township. Residential development is very dispersed throughout the Township; concentrated along the roadways.

Commercial

The limited commercial land use is located along the M-55 and US 23 corridors. Lands used for commercial purposes comprise 0.2% of the Township's area.

Industrial

Industrial facilities also comprise 0.1% of the Township and are primarily located near the boundary with Tawas City and near M-55/Plank Road.

Institutional/Recreational

Institutional and recreational uses account for 0.5% of the Township area. Institutional and recreational uses located in the Township include the school facilities, the Iosco Regional Education Service Agency property, the Iosco Medical Care Facility, governmental offices, the ice arena, and a travel trailer park.

Transportation/Communication/Utilities

This land use category comprises 0.4% of the Township. Most of this category is comprised of the Lake State Railroad which traverses the southeastern portion of the Township.

Agricultural

Agricultural lands, the second largest land use category in the Township (over 25%), are concentrated in the interior, central portion of the Township. Most of these areas consist of cropland, but some pastures are also included.

Non-Forested Uplands

The non-forested land category consists of herbaceous open and shrub land (and includes old farm fields). 7.2% percent of the Township is in the non-forested category. It was noted during the 2019 update that multiple areas of previously forested land are now classified as non-forested due to land clearing.

Upland Forests

The upland forested lands are the most predominant land cover in the Township and accounts for 53% of the land. Forested land is found within the Huron National Forest in the northern portion and in the southern half (and southeastern quarter) of the Township. The upland forest tends to occur in larger blocks of land.

Lowland Forests and Wetlands

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. Two of the most important functions of wetlands are water quality protection and ecological corridors. As can be noted on the Existing Land Use Map, the major wetland areas are adjacent to rivers and creeks. The network of wetlands receives surface water and subsurface water discharge, creating the many streams and creeks, which in turn flow into lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality. The wetland category comprises non-forested types such as lowland brush (tag alder and willow), sphagnum bogs, emergent vegetation in lakes and beaver floodings and wet meadows. Non-forested wetlands account for 0.2% percent of the Township.

Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 7.1% of the Township area.

Surface Water

Open water accounts for 0.1% percent of the Township. Most open water in the Township is found in very small water bodies which are completely contained on individual parcels.

Chapter 6

Goals & Objectives

The purpose of this chapter is to establish the goals and objectives that will guide future growth and development in a manner that will reflect the natural characteristics of the land and the planned provision of public utilities and services; strive to preserve scenic beauty; encourage the stewardship of natural resources; protect environmentally sensitive areas; conserve productive forest lands; and enhance the rural, scenic character of the Township. In developing community goals and objectives, it is important to analyze existing community characteristics such as social and economic conditions, services and facilities, environmental conditions, and existing land use. Preceding chapters of this Master Plan have documented the above characteristics.

Community Input

To ensure that the Township's Master Plan reflects the goals of the community, a survey was prepared to gather input from residents. In November of 2018, Tawas Township mailed surveys out (in conjunction with property tax bills) to all property owners in the Township. The deadline for survey submission was February 14, 2019. A total of 205 surveys were completed and returned (nearly 11 percent of the Township population).

General Respondent Profile

- 79% of the surveyed households were full-time residents and 4% were part-time residents. Another 16% own property but do not live in the Township.
- More than 75% of the households have owned property in Tawas Township for over 10 years; while 10% have owned property in the Township for five years or less.
- 76% plan to own their property for more than 10 years.
- Nearly 61% of those surveyed live in two-person households.
- Almost 65% of persons who completed the survey were retired. One-third of people worked in a variety of employment sectors with nearly 14% in health care and 10.3% in service-related fields being the most identified sectors.
- The survey requested that respondents enter the number of people in their household by age categories. 197 people answered the question, identifying 262 household occupants in total. 107 residents (54%) of the survey group were age 65 years and older. The second largest group of respondents, 56 (28%), was the age 45-59 bracket.

The Township Overall

Responses to previous questions clearly show residents have a high level of appreciation for where they live and own property. A question was asked to identify what makes Tawas Township a great place to live.

Common responses included, prefer rural living; abundant wildlife; good people within the community; clean and safe; quiet and peaceful; liked the location of their property; proximity to goods and services; open spaces and access to natural resources; closeness to family; affordable housing; short commuting distances; and school quality.

Given the above reasons for living in the Township, it was no surprise that the survey found the majority of people felt Tawas Township should do more to preserve or protect natural resources. The survey found 65% wanted the Township to protect forest lands, and wetlands (51%), farmland (51%) and open space (51%); rivers and streams (70%), groundwater (71%) and wildlife habitat (64%). A very small percentage (2% to 8% depending on the category) felt the Township should not do more to protect the natural resources.

As in any community, problems exist and survey respondents were asked to identify these problems. While many problems were identified in the survey, the most common responses included: lacking reliable cell phone service and high speed internet; and lack of access to utilities, especially natural gas; zoning violations, illegal dumping and blight issues; roads need to be upgraded and maintained, limited options for refuse collection and too much littering; taxes are too high; lack of job opportunities and lack of shopping; increasing runoff and decreasing water quality, especially in natural streams.

Specifically, those issues that are seen as the most significant problems within the Township include: illegal dumping (33%), blighted properties (33%), road conditions (35%), lack of job opportunities (33%) and lack of adequate cell phone service (37%).

When asked what changes should occur to make Tawas Township an even better place to live, fifteen of the responses indicated people are quite content with current conditions and didn't feel changes are necessary. They like the quiet rural atmosphere. The follow is a summary of common responses:

- Better Roads – both upgrading and maintaining all road types, including gravel and unpaved roads. Townline, Lorenz, Chambers, Rempert, Laidlaw and McArdle roads were all mentioned several times.
- Enforcement of blight and dumping ordinances.
- Better cell phone service, access to high speed internet and expand natural gas service area.
- Township garbage pickup and recycling options.
- Better access to shopping and the development of small business clusters in the Township.
- Keeping development away from the water and protecting ground water and wells.
- Attracting more jobs and economic opportunities for residents.
- Attracting more residential development. A related comment noted the need for more daycare opportunities.
- More activities, especially in the summer months. A related comment noted that teenagers need more activities.
- Additional outdoor recreation. Specifically, trails (especially along M-55) and disc golf were mentioned.
- Lower taxes.
- Better management of and more transparency regarding Township issues. A related comment noted the need for a Township Hall which could be used for events.
- Several were concerned about encouraging too much development, wanted to maintain the rural character and were very opposed to wind mills.

Alternative Energy

Slightly over half (50.52%) of the survey responses were affirmative for establishment of utility-scale solar energy facilities used to supply power to the utility grid. Twenty-two percent selected no and 26.56%

selected neutral/don't know.

Development

When asked if the Township should encourage more home based businesses and cottage industries, over 53% were neutral or did not know, while 31% were in support of this option, and 14% were opposed.

The current minimum dwelling unit size is 720 square feet in Tawas Township. The survey asked if the Township should allow tiny homes. Thirty-five percent chose yes, while 36% chose no. 28% percent of the responses were neutral.

To provide guidance if the Township allows construction of tiny homes, the survey provided several development options. Nearly 23% percent felt tiny homes should be allowed as accessory dwelling units along with a principal residence, while almost 45% said tiny homes could be a principal residences on a lot, and 22.92% felt they should be allowed only in a Planned Unit Development (PUD). Another 9% chose "other" and listed a range of ideas such as "all of the options" and "neutral."

A survey question was included to determine if the Township should allow for clustered development to preserve open spaces and large tracts of land. 30.89% were in favor of clustered development, while 30.37% were against and 38.74% were neutral.

Another question asked residents if they were interested in becoming involved in Township government activities. Twenty-four responses were noted. Four (16%) responses indicated that they were willing to become involved; 17 (70%) responses listed no (but several indicated that they were quite happy with current Township operations) and three responses were unsure.

Community Goals and Objectives

This section of the Master Plan presents the goals and objectives which have been developed to provide a strong, coherent direction for the future development of Tawas Township. The formulation of these statements evolves from the desire to remedy existing problems, to maintain positive features, and to provide an attractive and functional community environment in the future. These goals and objectives form a key element of the Township Master Plan. Desired land use arrangements and proposed implementation strategies are a natural outgrowth of established goals.

Some additional benefits of establishing these goals and objectives (policies) for the Township are:

- Consistency - A comprehensive list of statements concerning a variety of planning issues can help avoid arbitrary decision-making in the future.
- Efficiency - Clearly stated policies help to reduce the time spent on individual topics while providing sound planning principles to assist in the process.
- Coordination- Established policies provide a single framework to guide actions by the Township Board, Planning Commission, and the public.
- Stability - Policies tend to be general and long-range in nature. As such, they remain stable under a

variety of changing community conditions.

- Basis for Decisions - Established policies are necessary to provide a reasonable basis for adopting local land use controls such as zoning. Furthermore, clearly stated policies are helpful to the courts if called upon to judge the fairness of specific land use regulations.

Identification of Major Planning Issues

The planning issues presented in the remainder of this section are based on Planning Commission discussions and observations made by the Township's planning consultant.

1. Tawas Township is an attractive rural community which is characterized by extensive forests, farmlands, and low density residential development.
2. Farming is an important part of the Township's rural character. However, this also creates the potential for conflicts between farming operations and residential uses. Efforts should be directed toward avoiding conflicts between farming and non-agricultural uses.
3. Residential development has typically occurred along public road frontage. Alternatives which would permit or encourage the development of the interior portions of parcels of land, such as through planned unit developments (PUDs), should be encouraged.
4. Some scattered commercial and industrial uses exist in the Township, generally along main roads but outside of any defined land use district for these purposes. Planning efforts should address appropriate standards for the future development of additional commercial and industrial land uses.
5. The area along M-55 near the Tawas Area Schools complex offers some potential for the expansion of the Office Service district. This concept might include the development of some multi-family housing and other higher density uses. These alternatives need to be evaluated as part of the planning process.

General Land Use and Development

Goal:

Plan for future land uses in a manner which will preserve the natural features, scenic qualities, and rural character which make Tawas Township an attractive place to live.

Objectives:

1. Make provisions to accommodate future residential, commercial, and industrial development in appropriate locations.
2. Encourage the managed growth of the Township through good planning and appropriate development controls. Collaborate with other appropriate partnering agencies to ensure coordination.
3. Maintain Tawas Township as a rural residential community.
4. Encourage the preservation of agricultural lands and existing farming operations.
5. Encourage the preservation of natural features and open space.
6. Discourage the placement of land uses that are incompatible with existing natural features. Encourage a land use pattern that is oriented to the natural features of the area. Evaluate the type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
7. Discourage the placement of land uses that are incompatible with surrounding development.
8. Encourage Planned Unit Development (PUD) and clustered development approaches to future residential, commercial, and industrial development whenever feasible.
9. Utilize standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
10. Implement standards to protect the community by regulating high noise levels and exterior lighting glare.
11. Ensure regulations and enforcement procedures are in place to eliminate issues of accumulating junk and abandoned vehicles and blight, thereby improving the quality of housing and protecting property values.
12. Enforce all Township ordinances in a consistent and fair manner.
13. Encourage the retention of agricultural lands, forest lands and ecological corridors through available mechanisms such as open space and farmland agreements, forest stewardship programs, and

conservation easements, as well as zoning incentives or through the development of a Purchase of Development Rights and Transfer of Development Rights program.

14. Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Township's existing character.
15. Allow for mixed land uses in appropriate areas.

Residential Land Use and Housing

Goal:

Provide for residential development in a manner that results in both housing and neighborhoods that are safe, healthy, and attractive, while also providing a wide choice and adequate supply of dwelling units.

Objectives:

1. Reserve sufficient land for both dispersed and more intensive residential development in convenient, economical, and environmentally sound locations.
2. Encourage innovative development techniques (such as PUD) which will permit development at higher densities, while also using the available land more efficiently and preserving natural features.
3. Encourage the development of housing opportunities for all economic levels.
4. Ensure that the zoning ordinance accommodates multiple housing types including accessory dwelling units.
5. Encourage the application of regulatory measures that are necessary to ensure that new housing meets appropriate health and safety standards.
6. Encourage existing housing to be kept in good repair and appearance. Encourage enforcement of any blight or nuisance ordinances.
7. Encourage the compatibility of future housing with the existing housing in order to maintain the rural character and appearance of the Township.
8. Require adequate buffers and transition areas between residential and non-residential uses to maintain property values and visual attractiveness.
9. Regulate home occupations and cottage industries to assure compatibility with existing residential areas.
10. Research zoning options which would allow limited development of tiny homes (homes smaller than the minimum dwelling unit size) as the primary dwelling, as accessory dwellings, or as the principal dwelling unit on a property.

Commercial and Industrial Land Uses

Goal:

Encourage sound commercial and industrial development in convenient, accessible, and logical locations.

Objectives:

1. Encourage the development of commercial centers or clusters, as opposed to strip development.
2. Work toward the establishment of small neighborhood businesses that serve residents.
3. Encourage the development of some local light and high tech industry. Coordinate with the City of Tawas City on any prospective developments.
4. Discourage "spot" commercial and industrial development. Utilize conditional rezoning measures to allow alternate uses, where appropriate.
5. Encourage appropriate standards to ensure that any future commercial and industrial development is in keeping with the community's character.
6. Utilize innovative planning and zoning techniques, such as clustering, shared parking, access management, and landscaping to regulate commercial development and maintain the rural character of the Township.
7. Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance that is consistent with the character of the Township.
8. Require landscape buffers where commercial and industrial uses are adjacent to residential uses.
9. Research regulations to allow solar energy facilities in the Township.
10. Encourage the expansion of the infrastructure required to make the Township attractive to commercial, industrial, and home occupations/cottage industry.

Public Facilities and Services

Goal:

Provide public facilities and services in the most efficient, effective, and economical manner possible.

Objectives:

1. Ensure a responsible fiscal policy and budget process to finance the Township government.
2. Promote intergovernmental and regional cooperation on issues of mutual concern.
3. Work cooperatively with adjacent local units of government in providing guidance and input on zoning decisions that impact the Township.
4. Promote the involvement of volunteers in the governing process. Encourage the routine training of volunteers and Township officials to ensure the proper execution of duties and responsibilities.
5. Utilize the proactive master planning process as a check and balance on decision-making.
6. Continue to monitor and assess Tawas Township facilities and review existing ordinances and recommend changes, as necessary.
7. Direct any future developments into designated areas where public facilities and services can be efficiently and economically provided in the future, should the need arise.
8. Ensure that future development is consistent with the land access and transportation needs of the Township along its major transportation corridors.
9. Enforce standards for all future private roads.
10. Monitor and evaluate the effectiveness of the waste disposal service available to residents. Recommend changes, as appropriate.
11. Continue to explore options for recycling services in the Township.
12. Develop a capital improvements plan to address the long term needs of the Township.
13. Work with local and regional partners to investigate and implement methods to expand high speed internet service, cable TV access, improved cellular reception and access to utility services throughout the Township.
14. Work with the Iosco County Road Commission to plan for upgrading of roads, maintenance of existing roads, and vehicular and pedestrian safety at intersections and on roadways.

15. Seek grants through federal, state and other funding sources for infrastructure improvements, community facility and service improvements and economic development projects.
16. Continue to maintain and expand usage of the Township website. Explore the development of other social media platforms to enhance communication with residents.
17. Ensure efficient delivery of emergency services within the Township.

Agriculture

Goal:

Recognize the importance of agricultural lands as an economic base and way of life in Tawas Township.

Objectives:

1. Discourage the conversion of large amounts of farmland into other uses, except where appropriate. Recognize farmland as contributing to the scenic and rural character of the Township.
2. Recognize farmland as part of the Township's economic base and potential source of jobs for Township residents.
3. Maximize the most beneficial agricultural use of agricultural lands in the Township, while encouraging environmentally sensitive farming practices to protect local surface and ground water quality without unnecessarily limiting the economic rights of agricultural landowners.
4. Encourage agricultural landowners to work cooperatively with supportive public agencies, such as the local Michigan State University Extension, Conservation District, USDA, and National Resource Conservation District offices.
5. Research farmland preservation options.
6. Recognize the importance and encourage the continued opportunity to purchase fresh foods produced on local agricultural land.
7. Encourage the establishment of agricultural tourism activities on farms within the Township.
8. Educate residents and local officials on Michigan's Right to Farm Act.
9. Preserve the economic viability of farming by working with local, regional and state organizations to attract "value-added" industries for agricultural products.

Chapter 7

Future Land Use

The Tawas Township Master Plan is a general guide for future development. It is intended to direct future land use in way which will result in a development pattern which is logical, economical, visually pleasing, and environmentally sound. A basic concept which has guided the plan's development is the desire to retain the rural character and natural features which make Tawas Township and attractive place to live while, at the same time, adequately providing for future development.

This plan is designed to accommodate a reasonable amount of new development in a flexible manner. However, any such development that occurs must also be done in accordance with sound land use controls, and it must be consistent with the community's character and values. The major concepts which form the basis for Tawas Township's plan are summarized below:

1. Drastic changes are not anticipated or encouraged in the character and population of the Township. Tawas Township is expected to remain a rural residential and farming community in an attractive natural setting. The area's farmlands and natural features will continue to dominate the character of the community.
2. In all future development, the plan advocates retaining the Township's natural features, forests, and open space areas to the greatest extent possible.
3. The plan also advocates keeping the Township's farmlands in agricultural production, and it discourages the premature conversion of these lands to non-farm uses.
4. Additional low-density rural residential development can be accommodated in a manner that is attractive, environmentally sound, and compatible with other land uses.
5. More intensive residential development can also be accommodated in areas designated for more compact dwelling types on smaller lots, such as planned unit developments (PUD's).
6. Provisions should also be made for the development of additional small-scale retail, office, and service business establishments. This type of development should be directed to a suitable area, rather than randomly scattered throughout the Township.

Future Land Categories and Zoning Plan

The future direction for Tawas Township's land use and development pattern is mainly shaped by the community's natural features, and by the Township's desire to retain an attractive rural character. Beyond these concepts, it is necessary to describe the major land use categories which are recommended and to identify appropriate locations for these uses. The major land uses envisioned by

this plan are outlined in the following discussion. Recommended locations for these uses are shown on the accompanying Future Land Use Map (**Figure 7.1**).

Agricultural/Residential

The largest in the Township, this planning district includes those portions of the Township which are being used predominantly for general farming purposes and which should be conserved for agricultural use due to the suitability of their soils and other physical characteristics. It also includes low-density residential development. It is the plan's intent to discourage urban development in these areas, to maintain the economic viability of the land for agricultural production, to preserve the rural character of these areas, and to allow support services. Other compatible uses which are also encouraged in these areas include agricultural tourism, ag-business facilities, resorts, veterinary clinics, wineries and breweries, farm supply businesses, greenhouses/landscaping supply businesses. Recreation-related uses such as golf courses, parks, lodges, sportsmen's associations, camps, and canoe liveries are also compatible. In addition, the district includes support services such as schools and churches as well as communications and energy facilities including wireless communications towers, solar facilities, and wind energy facilities. Numerous residential are also supported by this planning district including larger lot single-family and multiple-family dwellings.

The existing parcels are generally large in area and the current minimum lot size is one acre. No changes to the dimensional regulations are proposed. In general, appropriate types of development within this planning area will not create major demand for supporting services and facilities. Public utilities will not be required within this district.

Forestry

This designation is intended to provide for the use of the forested, non-agricultural portions of the Township. Appropriate uses include commercial forestry, forest products operations, game preserves and wildlife management areas, hunting camps, sportsmen's associations, summer camps, single-family and two-family dwellings and associated uses, and outdoor recreation uses. Most of this district is within or adjacent to the portions of the Huron National Forest which are located in the northwest part of the Township. The minimum lot size is one acre, however side setbacks are six feet each to accommodate a slightly denser development atmosphere than is allowed in the agricultural areas. No changes to the dimensional regulations are proposed.

Residential

This land use category is intended to provide for the more intensive development of single-family and two-family homes on smaller lots, in accordance with current zoning patterns. In general, the district is meant to encourage the development of attractive neighborhood environments. In addition to the principal residential uses proposed for this district, other appropriate uses would include schools, churches, government offices, and public recreation facilities. The areas within this category include the majority of the Township's platted subdivisions. It may become necessary to service these areas with public water and sewer systems. The current minimum lot size is 12,000 square feet with a minimum width of 80 feet. Side setbacks are six feet per side in order to accommodate the higher density nature of the district. No changes to the dimensional regulations are proposed.

Office Service

This district is proposed to accommodate a range of business uses of a generally non-retail nature, such as professional offices, financial services, medical offices, art studios, museums, churches, private clubs, and personal service establishments. Single-family and two-family residences are also allowed. The district is meant to serve as a transitional area and buffer between residential areas and more intensive commercial development. The current office service district occurs on the north side of M-55 to nearly the Township boundary with Tawas City. The minimum lot size is 12,000 square feet with six-foot side setbacks, therefore the area is intended to be a high density one. No changes to the dimensional regulations are proposed.

Commercial/Limited Commercial

The Township's close proximity to Tawas City and East Tawas tends to preclude its development as a commercial center. Therefore, extensive commercial development is not anticipated in the Township. Additional business development should be guided into a functional commercial cluster, as opposed to strip development. This district will provide the opportunity for the development of a commercial area that includes a mixture of retail and office businesses along with public and institutional uses. Specific types of land uses will include general retail, office, financial, and service businesses, hotels and motels, restaurants convention centers, lumber yards, and veterinary clinics. This district will also permit public and private institutions such as schools, trade and vocational schools, and technical training centers. Medical facilities, schools and churches, assisted living/convalescent homes, and public facilities could also be located in this district. Indoor recreational uses such as fitness centers, bowling centers, archery ranges, skating rinks, theaters, and museums and outdoor recreational uses are also encouraged. The Township also intends to provide flexibility in design by also permitting the establishment of single-family residences to be established in conjunction with a permitted business use in this district.

Development within the Commercial District should be carefully controlled with respect to traffic access, parking, building setbacks, and other design and safety considerations. There are existing provisions for screening and buffering between business and residential uses in the district. This is intended to be a high-density district with a minimum lot size of 12,000 square feet. Business uses are also permitted to be constructed with no side yards if a firewall is provided.

An area of "Limited Commercial" has been designated along M-55 from Rempert to Chambers Road and on the south side of M-55 from Bischoff Road to Kobs Road. While this area is mostly agricultural-residential and is planned to remain as such, the Township is open to allowing appropriate commercial uses at wide intervals along this corridor. It is not the desire of the Township for this corridor to transition to a majority commercial corridor, however certain low impact commercial uses will be considered.

Light Industrial

Due to the availability of existing industrial areas in Tawas City and East Tawas, and the lack of municipal water and sewer service in the Township, the prospect of industrial development is limited. Some industrial areas near the eastern edge of the Township have been annexed to Tawas City. At the present time, industrial development in Tawas Township is not a short-term objective of this plan. However, if the Township wishes to attempt to attract some viable, light industrial development in the future, it is suggested that Township officials investigate the possibility of working with Tawas City to jointly provide

sewer and water service to portions of the Township. There are several areas of the Township currently zoned as Industrial. Besides industry, these areas allow specific commercial uses such as gas stations and special trade contractors as well as transportation-related and utility uses. The minimum lot size is one acre, and no changes are proposed.

Future Land Use Map

The recommended locations for the planning districts and other recommendations are shown on the Future Land Use Map (**Figure 7.1**). It is important to note that the Future Land Use Map is NOT a Zoning Map. Instead, the map is intended to serve as a guide for shaping the Township's long-range land use and development pattern. The map is also intended to guide zoning and other land use decisions as development occurs. The current zoning map is shown in **Figure 7.2**. The Future Land Use Map portrays a future land use pattern for Tawas Township as the community develops over an extended period of time. This means that achieving the land use pattern shown on the map will likely be a very gradual process.

Figure 7.1

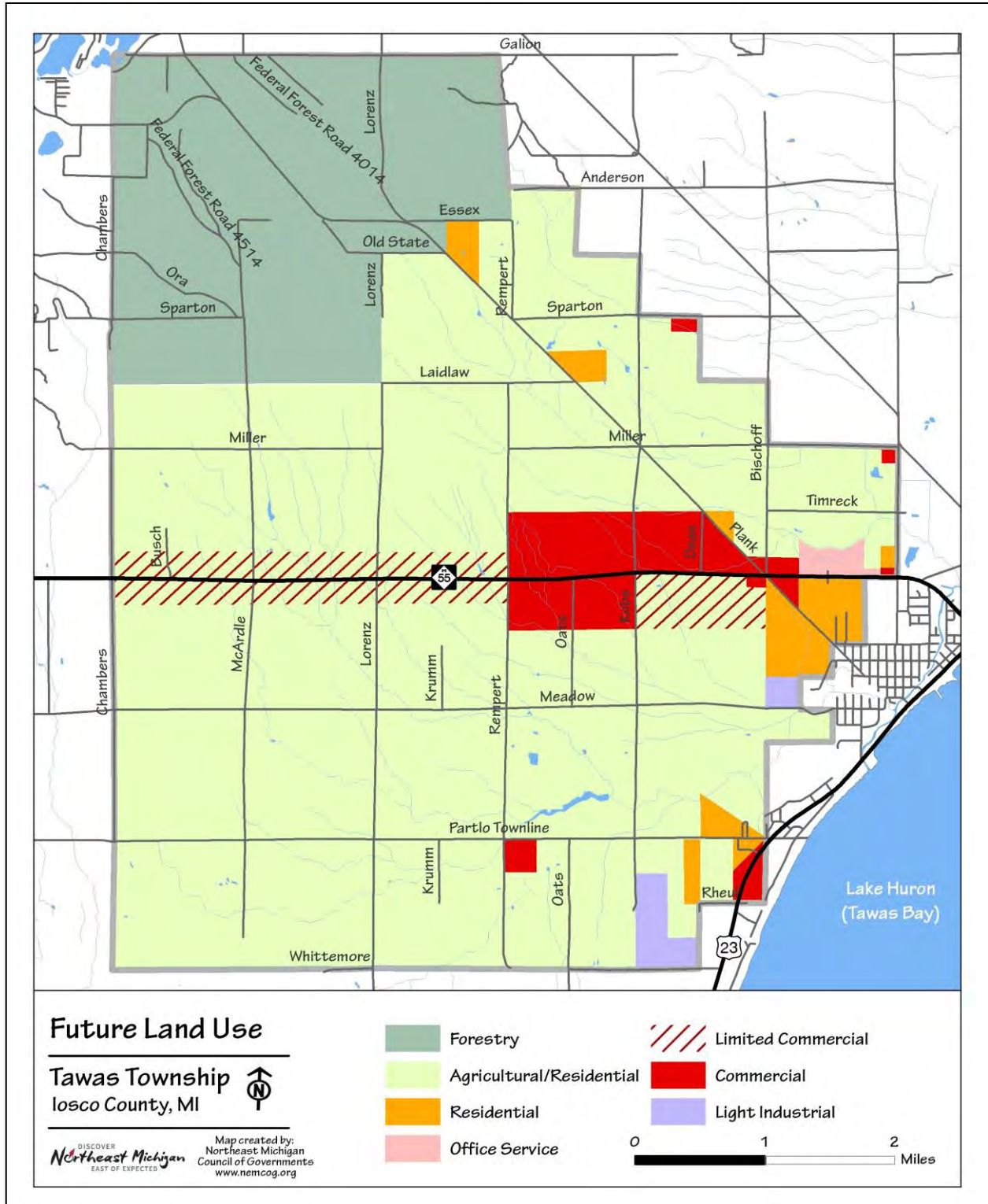
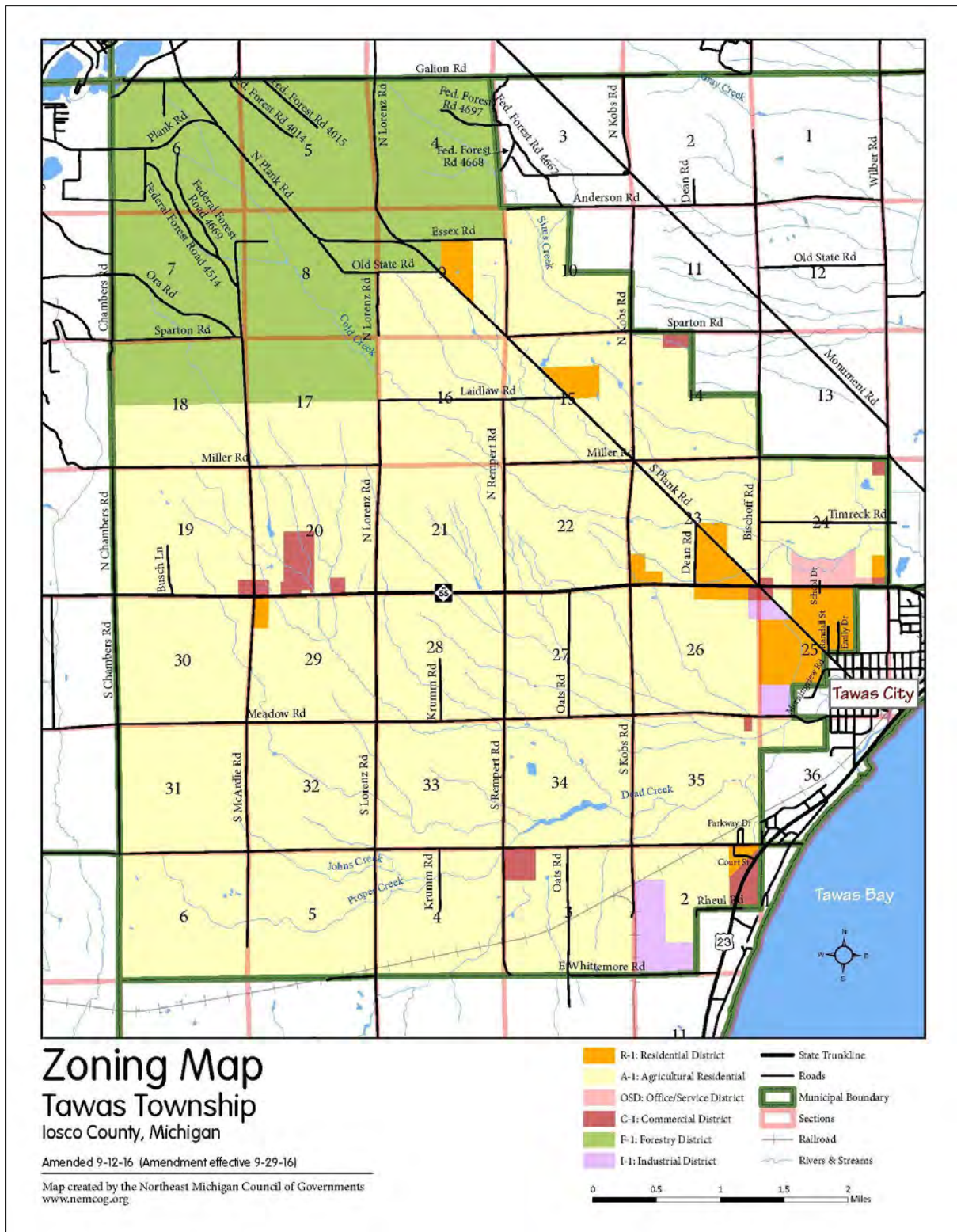


Figure 7.2



Chapter 8

Implementation & Adoption

Adoption of the Master Plan

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Tawas Township Master Plan was sent on November 12, 2018, to all adjacent communities and other relevant entities to request cooperation and comment.

After the draft plan was completed by the Tawas Township Planning Commission, a draft was transmitted to the Tawas Township Board of Trustees for approval to distribute the plan for review and comment. The draft plan was transmitted on August 19, 2019, to entities notified at the initiation of the plan development. After the required 63-day comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities.

Public Hearing

A public hearing on the proposed Master Plan for Tawas Township, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on November 7, 2019. Section 43 of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in the Iosco County News Herald. The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public.

Adoption

The Tawas Township Planning Commission formally adopted the Master Plan on November 7, 2019. The Tawas Township Board of Trustees passed a resolution of adoption of the Master Plan on February 10, 2020.

Plan Implementation

The Tawas Township Master Plan has been prepared to serve as a guide on both short-term and long-range issues which the Township will face as it develops in the future. The goals and objectives in Chapter 6 should serve as the basis for the tasks which the Township will undertake to translate the Master Plan into action.

In addition, implementation of Tawas Township's Master Plan should involve the following major elements:

Public Involvement and Education

Public involvement and education is critical to the success of any plan. The community must be aware of the plan's existence and it must also accept the plan's findings and recommendations. The Planning Commission has the main responsibility for working to achieve community involvement in the planning process and support for planning in general. This is a never-ending task.

Acceptance and Use of the Plan by the Township Board

The current statutes do not require adoption of the plan by the Township Board. However, as the elected legislative body of the Township, it is imperative that the Board of Trustees accept the plan and use it in the governing process. As a first step in this direction, the Township Board should be asked to accept and endorse the plan, following its adoption by the Planning Commission.

Plan Updates

Community planning is a dynamic process. In order for the Master Plan to remain a viable document, it must be periodically updated. It is recommended that the Planning Commission conduct a basic review of the document on an annual basis. Modifications should be made as necessary. The result is a plan that is always current and based on the best available information. These periodic plan updates do not need to be lengthy or elaborate. Depending on the subject matter, an update might be presented in a memo of a few pages. However, the Planning Commission should note that plan amendments must be handled adopted in accordance with Public Act 33 of 2008, as amended.

Annual Implementation Program

As an extension of the annual plan review process mentioned previously, the Planning Commission should also evaluate the implementation progress that has been made in the previous year. Following this review, the Planning Commission should prepare a list of specific objectives to be accomplished in the coming year and over the next five years. This list should then be ranked to identify the Planning Commission's priorities, and it should include both capital and non-capital projects.

The draft implementation program should then be submitted to the Township Board for review. The Board and the Planning Commission should then meet jointly to discuss the program and to reach a consensus on the Township's priorities for plan implementation in the coming year. Like the plan updates, the annual implementation program can be a simple report in a memo format.

Update the Township Zoning Ordinance

The Township Zoning Ordinance is expected to remain the single most important tool for plan implementation. As such, it is extremely important to update and revise the ordinance to reflect this Master Plan's land use recommendations.

The 1991 Zoning Ordinance was re-written and adopted in 2016. However, as new issues emerge, the Zoning Ordinance should be periodically amended to address these issues. If zoning decisions are made

that are contrary to plan recommendations, it is important that the Planning Commission review the documents and consider a possible plan revision to reflect the zoning action. Plan amendment will also be necessary if issues arise in which the plan does not offer sufficient guidance. In such a case, new or expanded material should be added to the plan to address the new issues.

Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Transmittals

Notice of Intent to Prepare a Master Plan

**Tawas Township
27 McArdle Rd
Tawas City, MI 48763**

Notice of Intent to Update the Tawas Township Master Plan

November 12, 2018

Dear Sir/Madam:

Tawas Township has begun working with Denise Cline, Planning Consultant, on the update of the Tawas Township Master Plan.

As required by Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities, utilities, and transportation agencies to request cooperation and comment.

ADJACENT GOVERNMENTAL UNITS: Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. The plan will be transmitted via CD or email unless the governmental unit requests a printed copy (please fill out and return the enclosed sheet to request a printed copy or to specify preference for either email or a CD copy).

UTILITIES & PUBLIC TRANSPORTATION AGENCIES: Utilities and public transportation agencies must request copies and may be charged for copies, and postage (please fill out and return the enclosed sheet to request a copy of the Master Plan update). Note: there will be no charge to utilities and public transportation agencies that choose to receive the plan on CD or via email.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

Steve Finley, Chair
Tawas Township Planning Commission

Please complete and return to the address listed below to specify whether you wish to receive a printed, CD, or email copy of the Master Plan. If no preference is specified, either a CD or email copy will be sent.

For governmental units only:

Copies of the Tawas Township Master Plan and all correspondence pertaining to the preparation of the plan will be sent electronically. Please select whether your community would prefer CD or email:

CD-ROM e-mail

If e-mail, please provide e-mail address: _____

_____ We do not have the ability to review digital documents, so please send a **printed copy** of the Tawas Township Master Plan and all correspondence pertaining to the preparation of the plan by first class mail.

For public utilities, railroads and governmental agencies:

_____ Please send a copy of the Tawas Township Master Plan and correspondence pertaining to the preparation of the plan electronically via:

CD-ROM e-mail

If e-mail, please provide e-mail address: _____

_____ Please send a **printed copy** of the Tawas Township Master Plan; therefore, **according to the law, we agree to pay for postage and copies of the Master Plan.**

Signature _____

Representative

Please provide the following contact information:

Contact Name _____

Agency/Organization _____ Phone _____

Address _____

E-mail _____

Return to:

Tawas Township


27 McArdle Rd

Tawas City, MI 48763

Email: dmcline@nemcog.org

AFFIDAVIT OF MAILING: NOTICE OF INTENT TO UPDATE MASTER PLAN

I, Denise Cline, certify that the communities and agencies on the attached list were notified of the Tawas Township's intent to update the Master Plan. The notification was sent on November 12, 2018 in accordance with Public Act 33 of 2008, as amended.



1. *Iosco County Planning Commission
422 W. Lake Street, P.O. Box 778, Tawas City, MI 48763*
2. *Tawas City Planning Commission
PO Box 568, Tawas City, MI 48764-0568*
3. *Alabaster Township Planning Commission
1716 S. US Hwy. 23, Tawas City, MI 48763*
4. *Baldwin Township Planning Commission
1119 Monument Rd, Tawas City, MI 48763*
5. *Grant Township Planning Commission
4049 W. Indian Lake Rd, National City, MI 48748*
6. *Sherman Township Planning Commission
2510 Rhodes Rd, Turner, MI 48765*
7. *Wilber Township Planning Commission
3120 Sherman Road, East Tawas, MI 48730*
8. *Plainfield Township Planning Commission
PO Box 247, Hale, MI 48739*
9. *Michigan Department of Transportation – North Region Office
1088 M-32 East, Gaylord, MI 49735*
10. *Iosco County Road Commission
3939 West M-55, Tawas City, MI 48763*
11. *Iosco Transit Corporation
1036 N. Aulerich Drive, East Tawas, MI 48730*
12. *Lake State Railway
750 N. Washington Ave
Saginaw, MI 48607*
13. *DTE
One Energy Plaza Detroit, MI 48226*
14. *Consumers Energy
One Energy Plaza Jackson, MI 49201-2276*



Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

RE: Draft Tawas Township Master Plan

August 19, 2019

Tawas Township is submitting the draft Tawas Township Master Plan for your review and comment. The plan is available for download at:

<http://www.discovernortheastmichigan.org/downloads/tawastownshipmpdraft.pdf>

This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your municipality/agency has a maximum of 63 days from the receipt of this draft plan to submit comments. The Planning Commission will hold a public hearing for the Master Plan on November 7, 2019, at 6 pm at Tawas Township Hall at 27 McArdle Road, Tawas City.

Please submit comments to:
Steve Finley
27 McArdle Rd, Tawas City, MI 48763

Or via email to:
dmcline@nemcog.org

The draft Tawas Township Master Plan was submitted to the following:

1. Iosco County
2. City of Tawas City
3. Alabaster Township
4. Baldwin Township
5. Grant Township
6. Sherman Township
7. Wilber Township
8. Plainfield Township
9. Michigan Department of Transportation – North Region Office
10. Iosco County Road Commission
11. Iosco Transit Corporation
12. Lake State Railway

Regional
Cooperation
Since
1968

Thank you for your time in reviewing this plan.

Sincerely,

Denise Cline

Alcona * Alpena * Cheboygan * Crawford * Emmet * Montmorency * Oscoda * Otsego * Presque Isle _____ An
Equal Opportunity
Employer

AFFIDAVIT OF MAILING: MAILING OF DRAFT MASTER PLAN

I, Denise Cline, certify that the communities and agencies on the attached list were mailed a draft copy of the Tawas Township Master Plan. The draft plan was sent on August 19, 2019 by email and/or first class mail and in accordance with Public Act 33 of 2008, as amended.



1. *Iosco County Planning Commission*
422 W. Lake Street, P.O. Box 778, Tawas City, MI 48763
mschirmer@ioscocoounty.org
2. *Tawas City Planning Commission*
PO Box 568, Tawas City, MI 48764-0568
clerk@tawascity.org
3. *Alabaster Township Planning Commission*
1716 S. US Hwy. 23, Tawas City, MI 48763
swent99@aol.com
4. *Baldwin Township Planning Commission (hard copy letter)*
1119 Monument Rd, Tawas City, MI 48763
5. *Grant Township Planning Commission (hard copy letter)*
4049 W. Indian Lake Rd, National City, MI 48748
6. *Sherman Township Planning Commission (hard copy letter)*
2510 Rhodes Rd, Turner, MI 48765
7. *Wilber Township Planning Commission*
3120 Sherman Road, East Tawas, MI 48730
wilbertownship@hughes.net
8. *Plainfield Township Planning Commission*
PO Box 247, Hale, MI 48739
supervisor@plainfieldtwpmi.com
9. *Michigan Department of Transportation – North Region Office*
1088 M-32 East, Gaylord, MI 49735
ThayerS@michigan.gov
10. *Iosco County Road Commission (hard copy letter)*
3939 West M-55, Tawas City, MI 48763
11. *Iosco Transit Corporation*
1036 N. Aulerich Drive, East Tawas, MI 48730
ioscotransit@live.com
12. *Lake State Railway*
750 N. Washington Ave
Saginaw, MI 48607
HuneycuH@lsrc.com

**RESOLUTION OF ADOPTION
BY THE TAWAS TOWNSHIP BOARD OF TRUSTEES
Tawas Township Master Plan**

WHEREAS: Tawas Township, Iosco County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Tawas Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township and;

WHEREAS: Tawas Township retained consulting services to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Tawas Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, the Iosco County Planning Commission, transportation and transit agencies, railroads, and utilities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to the same for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on November 7, 2019, before the Planning Commission, with notice of the hearing being published in the Iosco County News-Herald on October 23, 2019, in accordance with Section 43(1) of the Act, and;

WHEREAS: The Tawas Township Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on November 7, 2019, and;

WHEREAS: The Tawas Township Board of Trustees has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Tawas Township Board of Trustees as the Tawas Township Master Plan on this Feb day of 10, 2020.

Motion: Melissa Stewart

Second: Sheri Williams

Ayes: S. Williams, M. Stewart, T. Haskin

Nays: none

Absent: P. Westcott, C. Sheffer

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at a meeting of the Tawas Township Board of Trustees:

Melissa Stewart
Tawas Township Clerk



Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

RE: Final Tawas Township Master Plan

March 20, 2020

Tawas Township is submitting the final Tawas Township Master Plan to your community/agency pursuant to Section 41 of Public Act 33 of 2008, as amended. The plan was adopted by the Tawas Township Board of Trustees on February 10, 2020.

The plan is available for download at:

<http://www.discovernortheastmichigan.org/docview.asp?did=646>

The final Tawas Township Master Plan was submitted to the following:

1. Iosco County
2. City of Tawas City
3. Alabaster Township
4. Baldwin Township
5. Grant Township
6. Sherman Township
7. Wilber Township
8. Plainfield Township
9. Michigan Department of Transportation – North Region Office
10. Iosco County Road Commission
11. Iosco Transit Corporation
12. Lake State Railway

Thank you!

Sincerely,

Denise Cline

Regional
Cooperation
Since
1968

Alcona * Alpena * Cheboygan * Crawford * Emmet * Montmorency * Oscoda * Otsego * Presque Isle

An
Equal Opportunity
Employer

AFFIDAVIT OF MAILING: MAILING OF FINAL MASTER PLAN

I, Denise Cline, certify that the communities and agencies on the attached list were mailed a final copy of the Tawas Township Master Plan. The final plan was sent on March 20, 2020 by email and/or first class mail and in accordance with Public Act 33 of 2008, as amended.

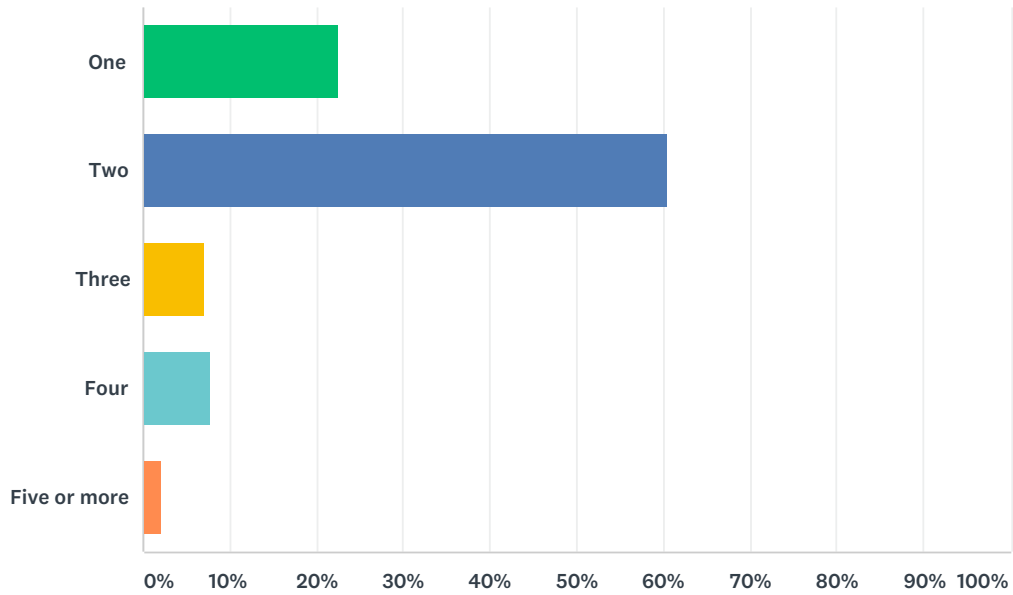


1. *Iosco County Planning Commission*
422 W. Lake Street, P.O. Box 778, Tawas City, MI 48763
mschirmer@ioscocoounty.org
2. *Tawas City Planning Commission*
PO Box 568, Tawas City, MI 48764-0568
clerk@tawascity.org
3. *Alabaster Township Planning Commission*
1716 S. US Hwy. 23, Tawas City, MI 48763
swent99@aol.com
4. *Baldwin Township Planning Commission (hard copy letter)*
1119 Monument Rd, Tawas City, MI 48763
5. *Grant Township Planning Commission (hard copy letter)*
4049 W. Indian Lake Rd, National City, MI 48748
6. *Sherman Township Planning Commission (hard copy letter)*
2510 Rhodes Rd, Turner, MI 48765
7. *Wilber Township Planning Commission*
3120 Sherman Road, East Tawas, MI 48730
wilbertownship@hughes.net
8. *Plainfield Township Planning Commission*
PO Box 247, Hale, MI 48739
supervisor@plainfieldtwpmi.com
9. *Michigan Department of Transportation – North Region Office*
1088 M-32 East, Gaylord, MI 49735
ThayerS@michigan.gov
10. *Iosco County Road Commission (hard copy letter)*
3939 West M-55, Tawas City, MI 48763
11. *Iosco Transit Corporation*
1036 N. Aulerich Drive, East Tawas, MI 48730
ioscotransit@live.com
12. *Lake State Railway*
750 N. Washington Ave
Saginaw, MI 48607
HuneycuH@lsrc.com

APPENDIX:
PUBLIC INPUT SURVEY RESULTS

Q1 How many people live in your household?

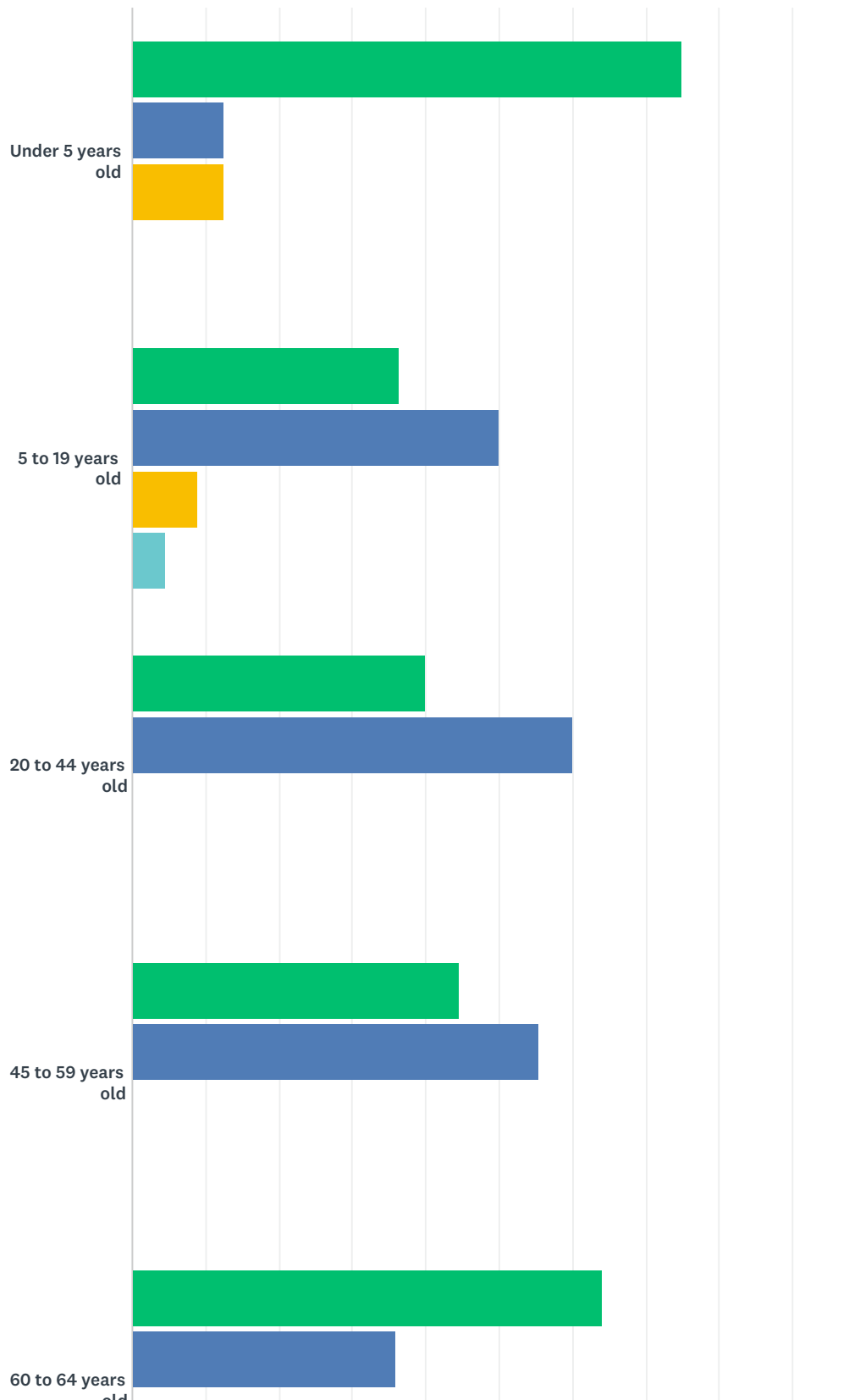
Answered: 195 Skipped: 10

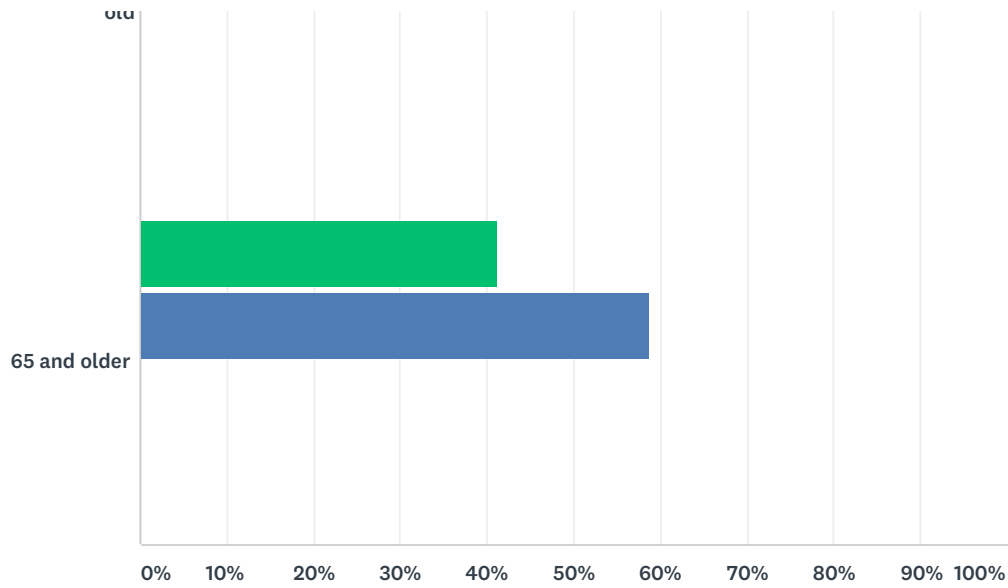


ANSWER CHOICES	RESPONSES	
One	22.56%	44
Two	60.51%	118
Three	7.18%	14
Four	7.69%	15
Five or more	2.05%	4
TOTAL		195

Q2 Please enter the number of people in your household in each age category.

Answered: 197 Skipped: 8



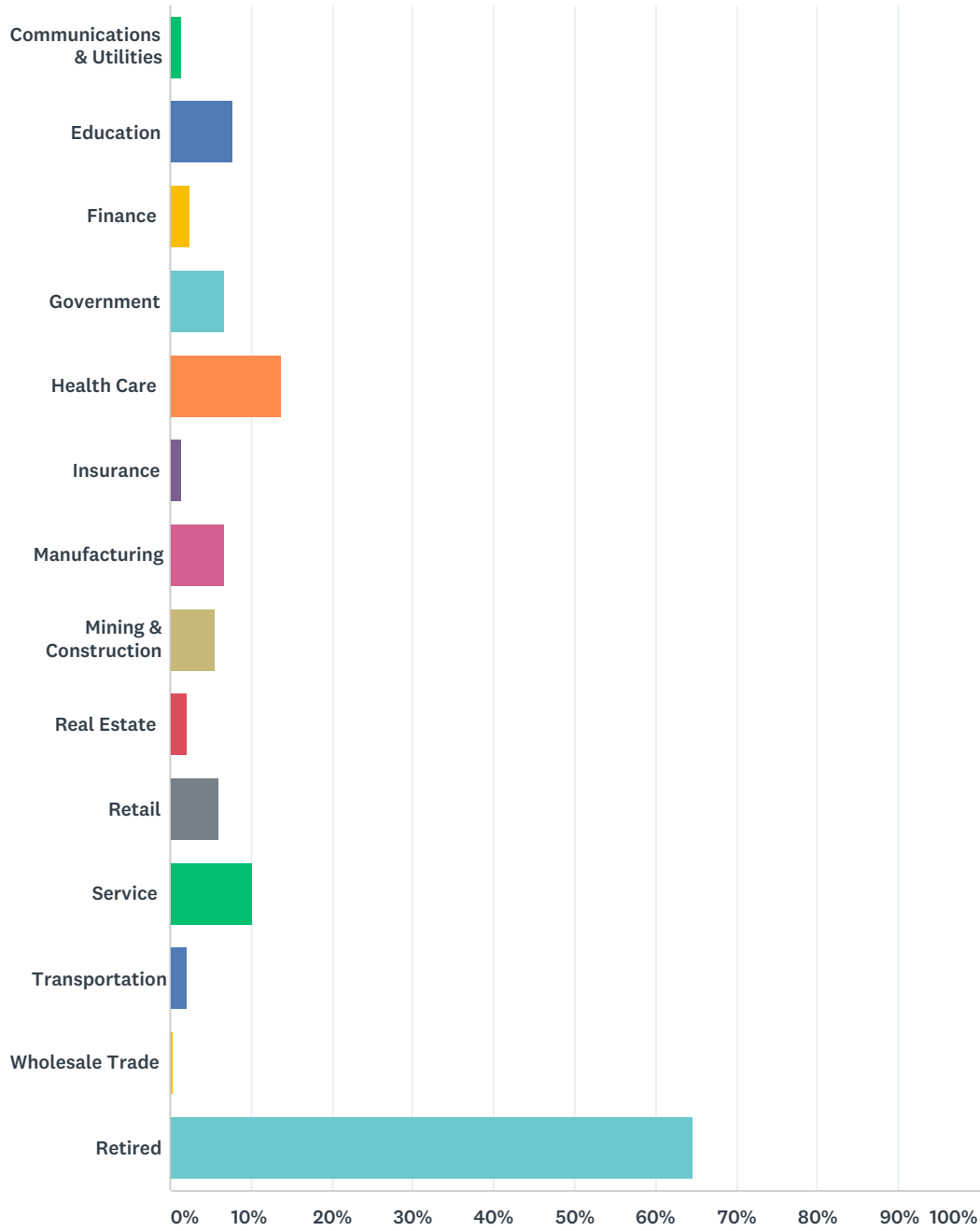


■ 1
 ■ 2
 ■ 3
 ■ 4 or more

	1	2	3	4 OR MORE	TOTAL
Under 5 years old	75.00% 6	12.50% 1	12.50% 1	0.00% 0	8
5 to 19 years old	36.36% 8	50.00% 11	9.09% 2	4.55% 1	22
20 to 44 years old	40.00% 12	60.00% 18	0.00% 0	0.00% 0	30
45 to 59 years old	44.64% 25	55.36% 31	0.00% 0	0.00% 0	56
60 to 64 years old	64.10% 25	35.90% 14	0.00% 0	0.00% 0	39
65 and older	41.12% 44	58.88% 63	0.00% 0	0.00% 0	107

Q3 Occupation of household members. (select all that apply)

Answered: 195 Skipped: 10



ANSWER CHOICES	RESPONSES
Communications & Utilities	1.54% 3
Education	7.69% 15
Finance	2.56% 5
Government	6.67% 13
Health Care	13.85% 27

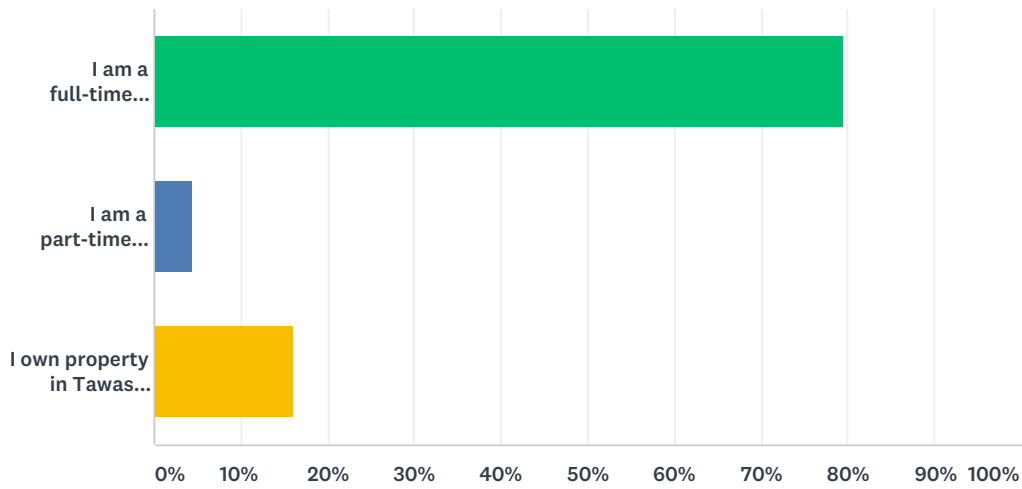
Insurance	1.54%	3
Manufacturing	6.67%	13
Mining & Construction	5.64%	11
Real Estate	2.05%	4
Retail	6.15%	12
Service	10.26%	20
Transportation	2.05%	4
Wholesale Trade	0.51%	1
Retired	64.62%	126

Total Respondents: 195

#	OTHER (PLEASE SPECIFY)	DATE
1	Heavy equipment	4/1/2019 5:22 PM
2	Disabled vet	4/1/2019 5:03 PM
3	disabled	4/1/2019 4:38 PM
4	Wood worker	4/1/2019 3:57 PM
5	losco County Road Comission	3/30/2019 9:46 AM
6	Hospitality	3/30/2019 9:31 AM
7	Automotive	3/29/2019 9:45 AM
8	Painter	3/28/2019 8:49 AM
9	Seasonal work	3/28/2019 8:47 AM
10	Student	3/27/2019 9:38 AM
11	Self employed	3/26/2019 9:53 AM
12	N/A	3/26/2019 9:29 AM
13	MDOC/State	3/26/2019 9:11 AM
14	Oil Field	3/26/2019 8:51 AM
15	Mechanic	3/26/2019 8:45 AM
16	Maintenance	3/26/2019 8:33 AM
17	self-employed	3/22/2019 2:19 PM
18	engineering	3/22/2019 2:18 PM
19	disabled	3/22/2019 2:14 PM
20	*note - for #2, ages but not number of residents in each group were entered	3/22/2019 2:14 PM
21	Aircraft mechanic	3/22/2019 1:45 PM
22	HVAC	3/22/2019 1:44 PM
23	Driver	3/22/2019 1:43 PM
24	Aviation	3/22/2019 1:41 PM

Q4 Please check one answer below which describes your current resident status.

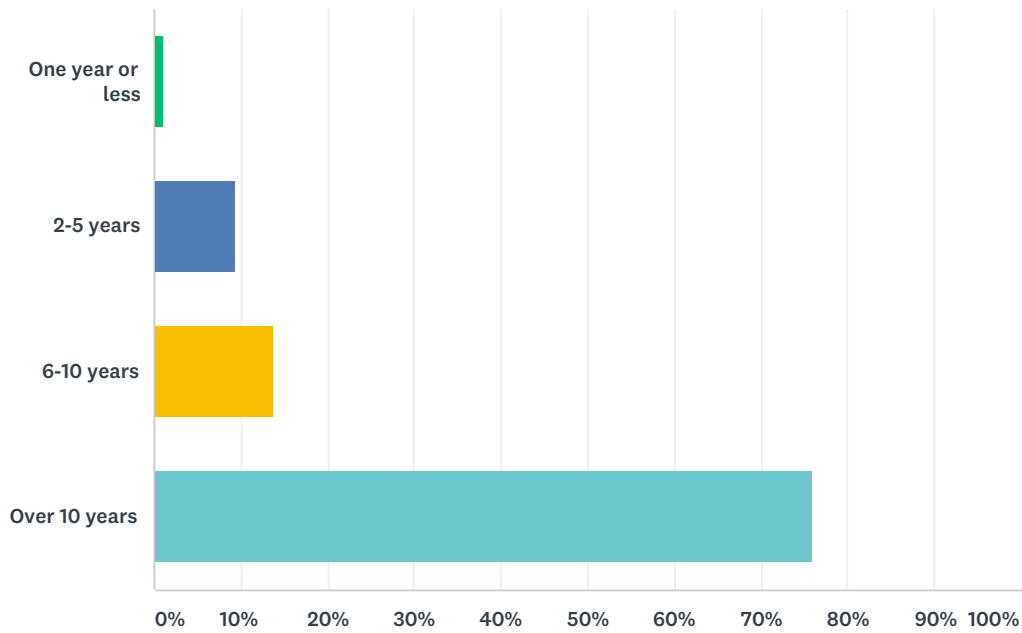
Answered: 204 Skipped: 1



ANSWER CHOICES	RESPONSES	
I am a full-time resident of Tawas Township.	79.41%	162
I am a part-time resident of Tawas Township.	4.41%	9
I own property in Tawas Township, but do not live here.	16.18%	33
TOTAL		204

Q5 How long have you lived/owned property at Tawas Township (circle one)?

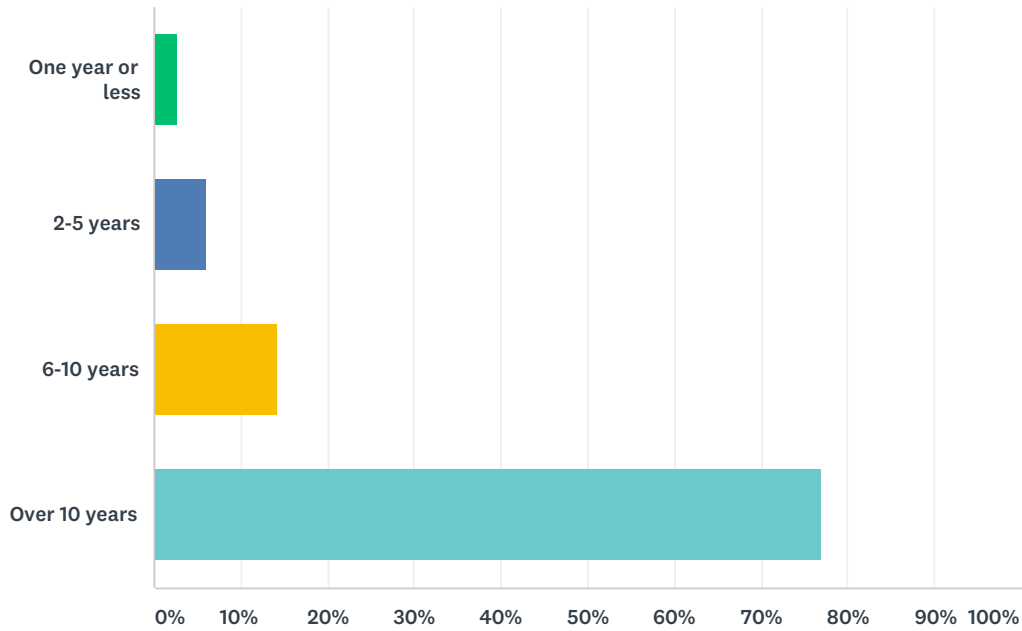
Answered: 203 Skipped: 2



ANSWER CHOICES	RESPONSES
One year or less	0.99% 2
2-5 years	9.36% 19
6-10 years	13.79% 28
Over 10 years	75.86% 154
TOTAL	203

Q6 How many more years do you estimate you will live at your current residence in Tawas Township (if applicable)?

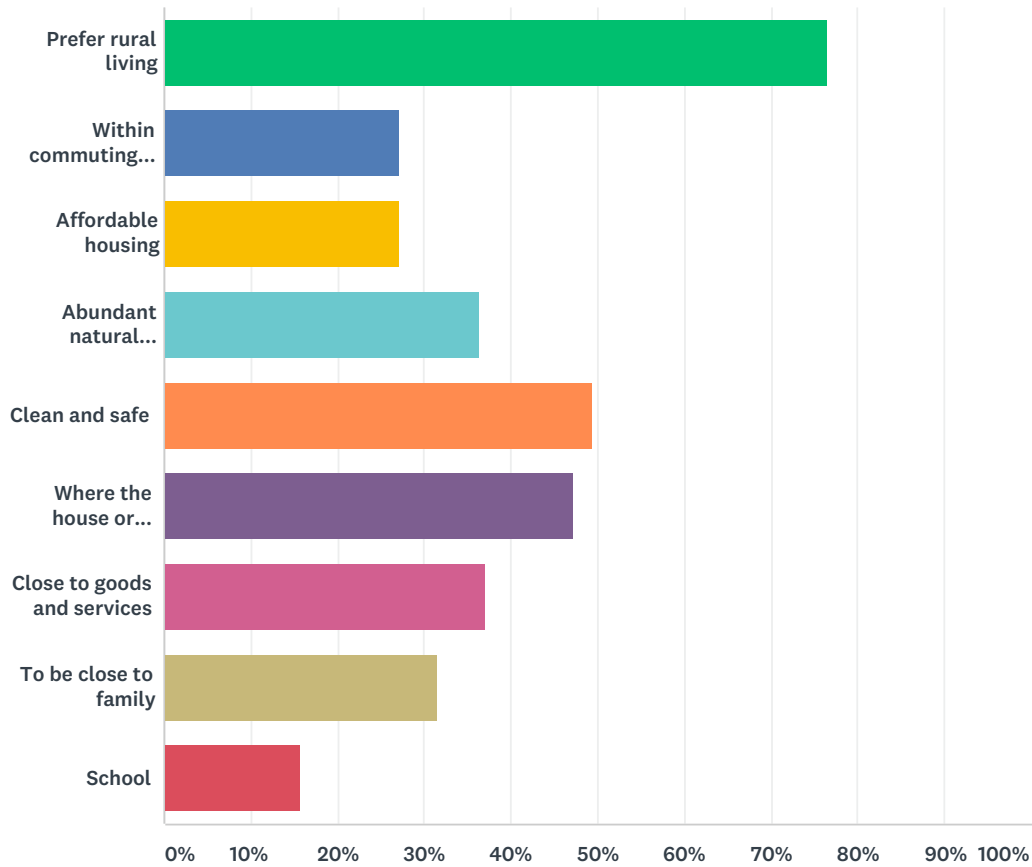
Answered: 182 Skipped: 23



ANSWER CHOICES	RESPONSES	
One year or less	2.75%	5
2-5 years	6.04%	11
6-10 years	14.29%	26
Over 10 years	76.92%	140
TOTAL		182

Q7 Why do you live in Tawas Township? Check one or more.

Answered: 184 Skipped: 21



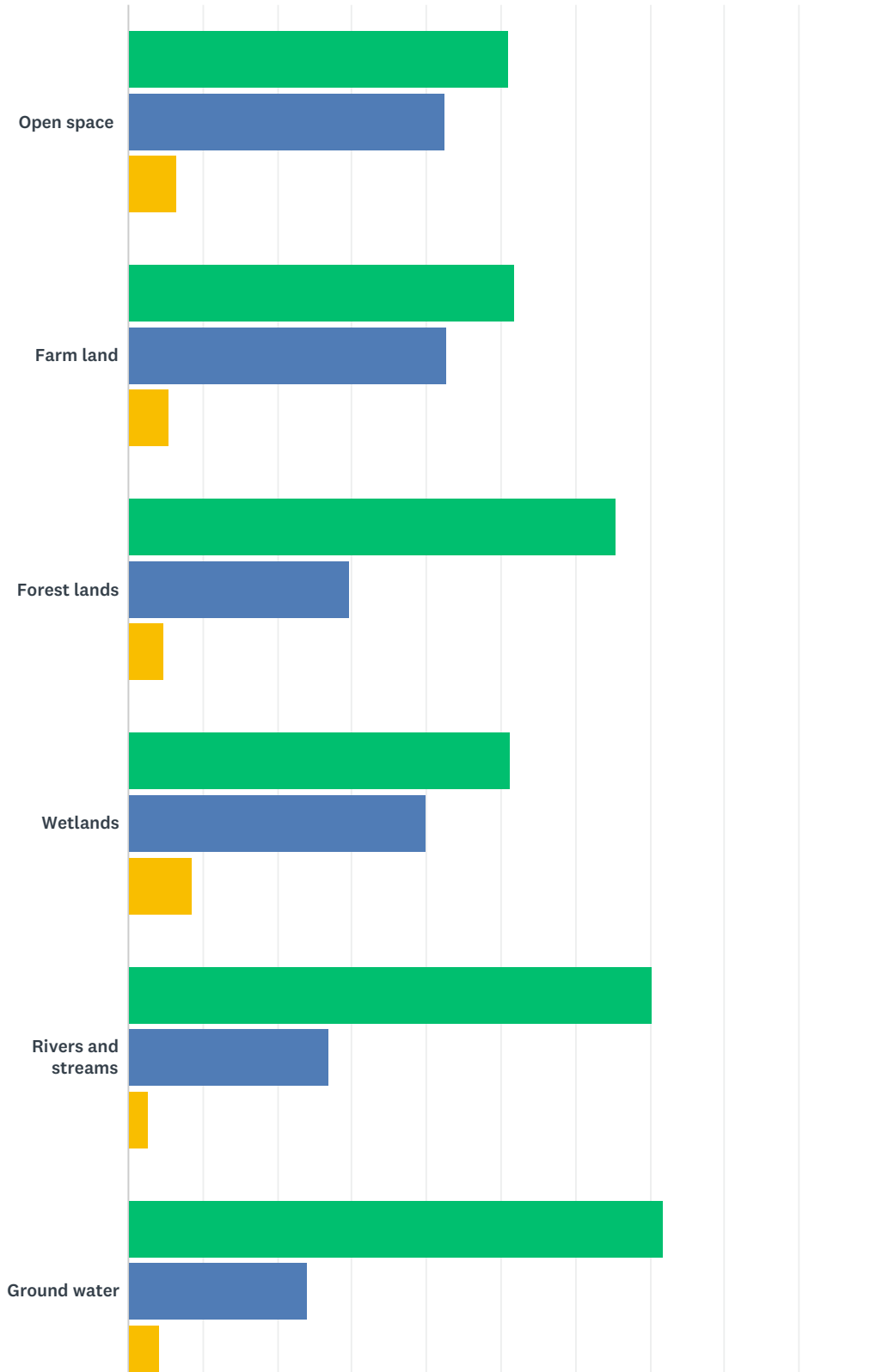
ANSWER CHOICES	RESPONSES
Prefer rural living	76.63% 141
Within commuting distance to work	27.17% 50
Affordable housing	27.17% 50
Abundant natural resources	36.41% 67
Clean and safe	49.46% 91
Where the house or property we liked happened to be located	47.28% 87
Close to goods and services	36.96% 68
To be close to family	31.52% 58
School	15.76% 29
Total Respondents: 184	

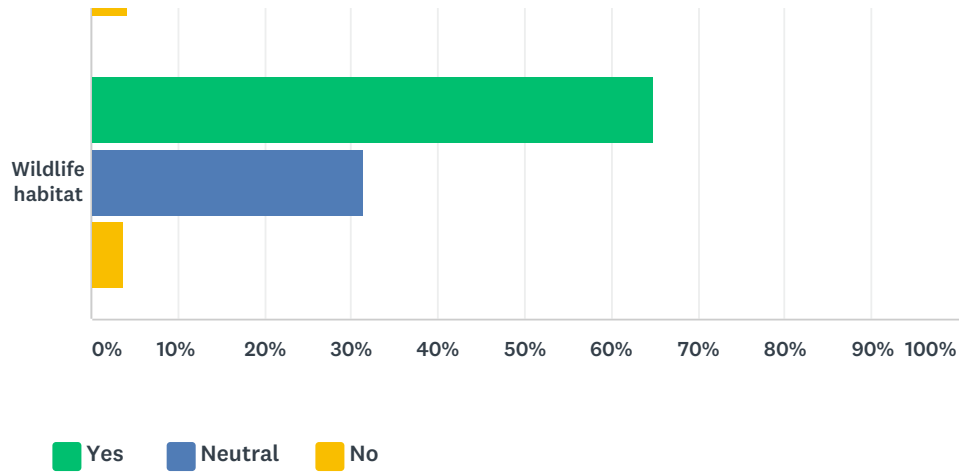
#	OTHER (PLEASE SPECIFY)	DATE
1	Peaceful, wildlife abundant	4/1/2019 4:38 PM
2	Born & raised here	4/1/2019 4:17 PM

3	Great resort	4/1/2019 2:55 PM
4	Deer hunting & (future retirement cottage lot)	3/29/2019 10:29 AM
5	Don't live here	3/29/2019 9:45 AM
6	Family home - lifetime resident	3/28/2019 9:01 AM
7	Inherited family property	3/27/2019 9:46 AM
8	Work	3/26/2019 8:56 AM
9	no drugs	3/22/2019 2:20 PM
10	*note - options for #5 different on printed copy from online manual entry - "over 10 years" was selected	3/22/2019 2:16 PM
11	Family Property	3/22/2019 1:46 PM

Q8 Do you feel that Tawas Township should do more to preserve or protect any of the following natural resources? Select one choice for each item.

Answered: 194 Skipped: 11

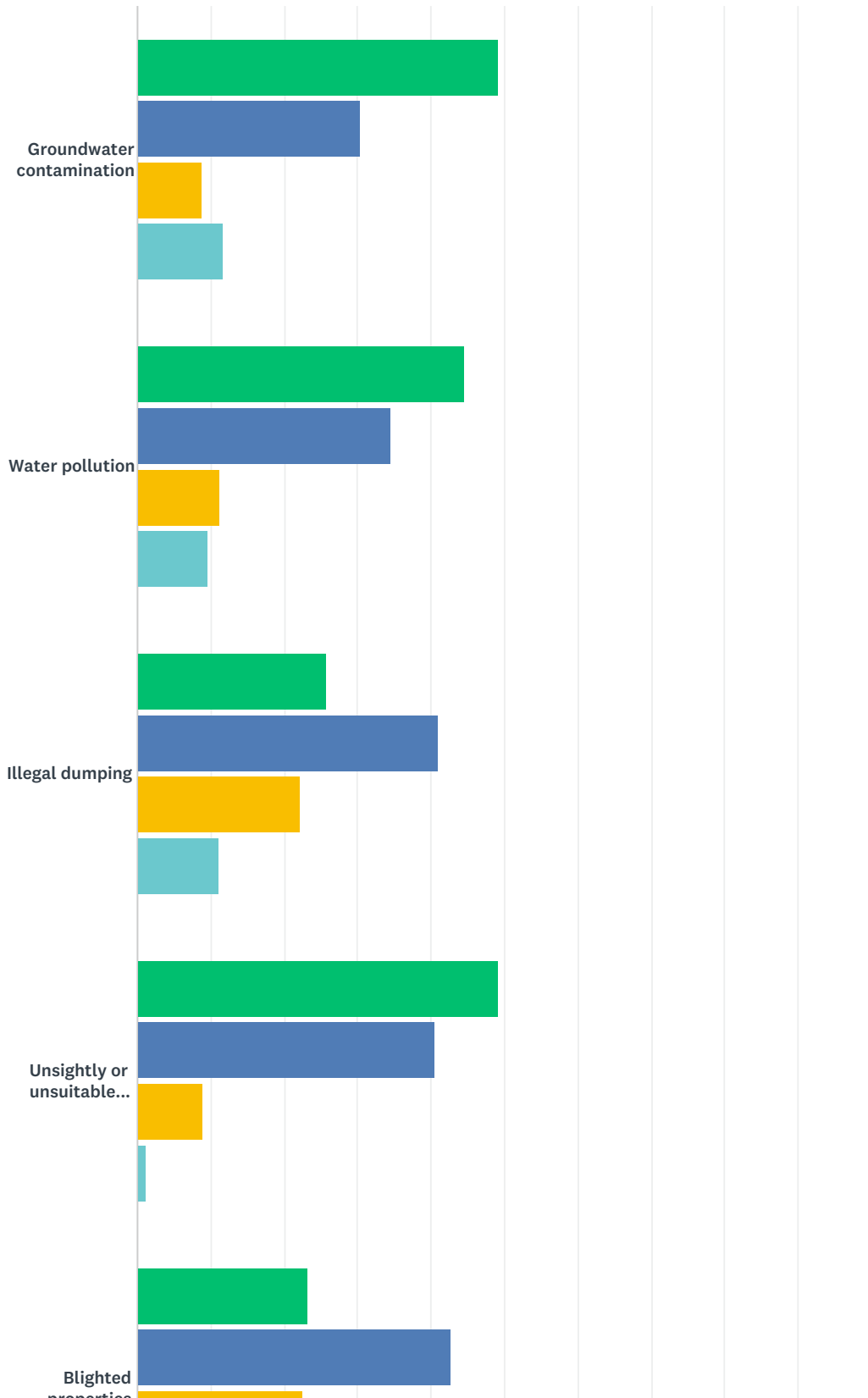


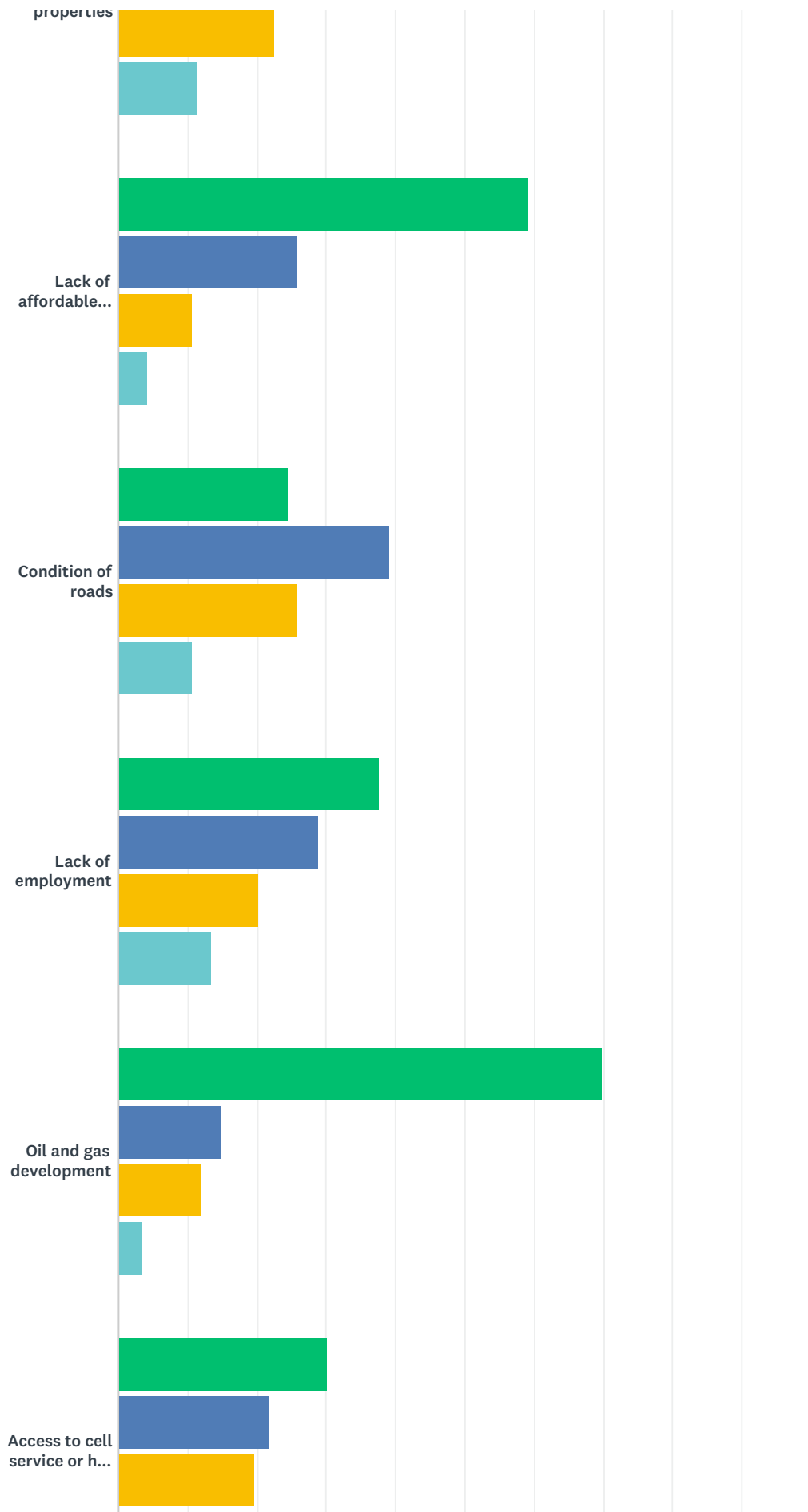


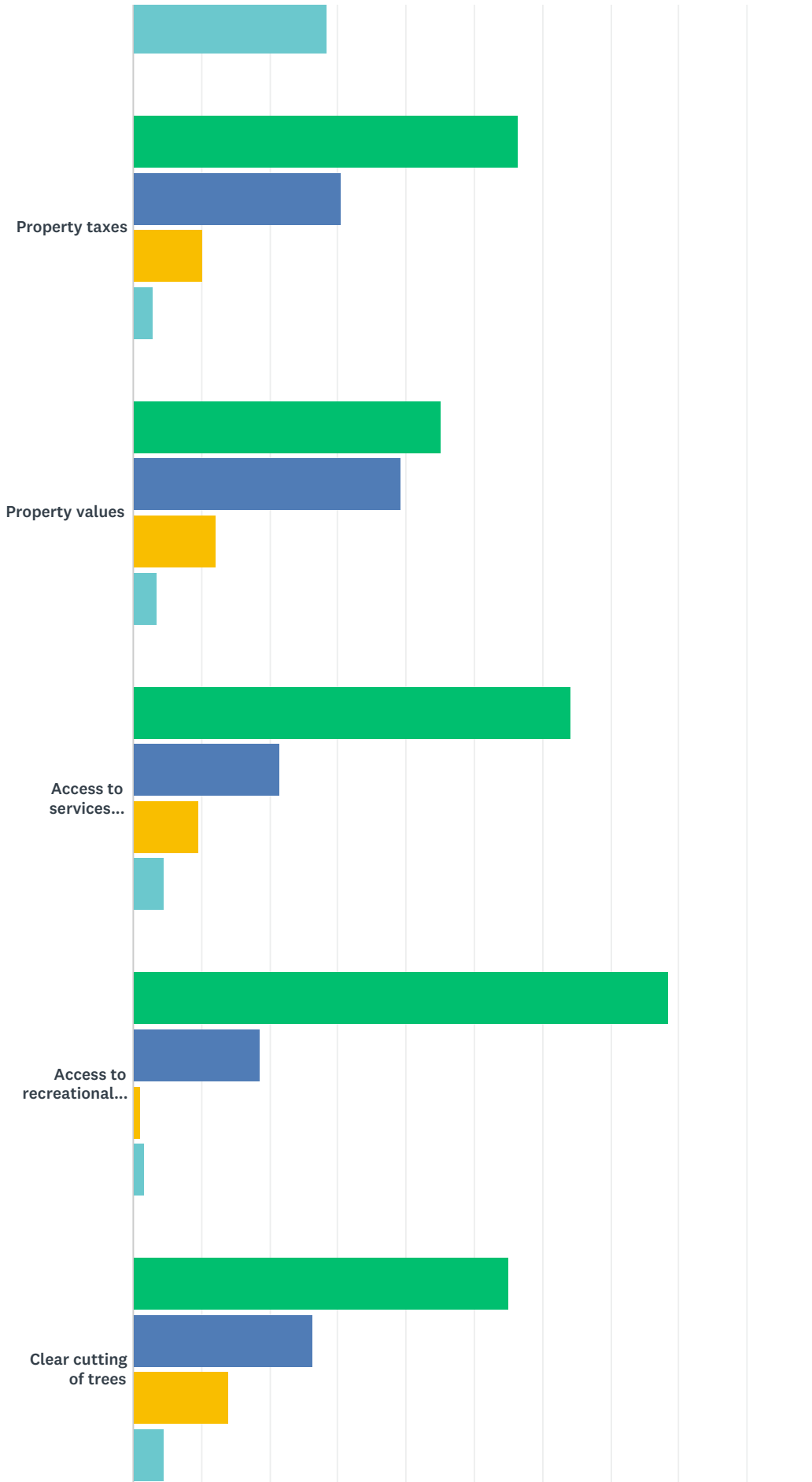
	YES	NEUTRAL	NO	TOTAL
Open space	51.09% 94	42.39% 78	6.52% 12	184
Farm land	51.91% 95	42.62% 78	5.46% 10	183
Forest lands	65.43% 123	29.79% 56	4.79% 9	188
Wetlands	51.35% 95	40.00% 74	8.65% 16	185
Rivers and streams	70.37% 133	26.98% 51	2.65% 5	189
Ground water	71.73% 137	24.08% 46	4.19% 8	191
Wildlife habitat	64.89% 122	31.38% 59	3.72% 7	188

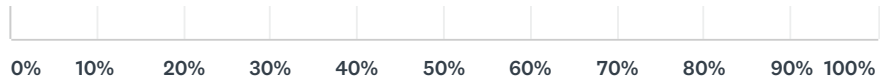
Q9 How much of a problem are these issues in Tawas Township? Check one choice for each item.

Answered: 195 Skipped: 10









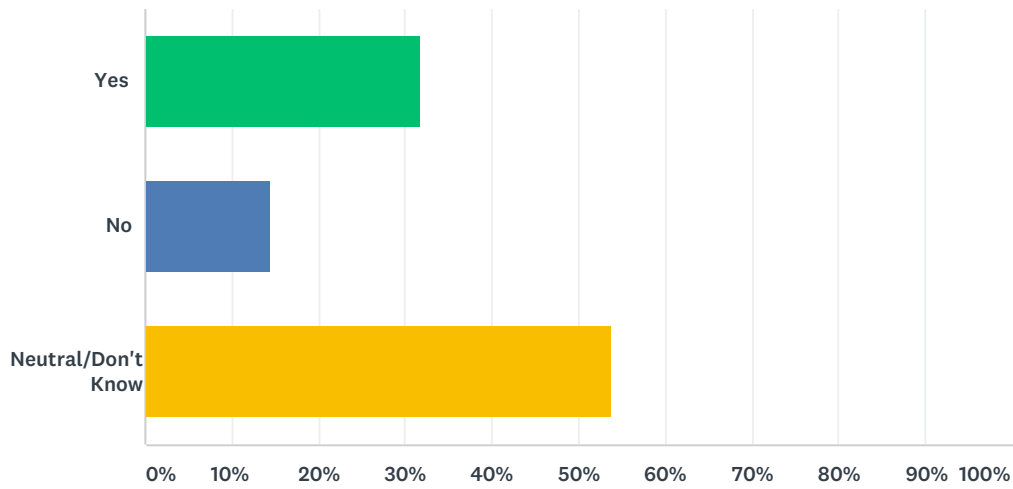
■ Not a problem ■ Small problem ■ Medium problem ■ Big problem

⚠️ Oops!, something went wrong displaying your summary table.

#	OTHER (PLEASE SPECIFY)	DATE
1	for #8 - My current knowledge says you are doing all the right things on all the above.	3/22/2019 2:20 PM
2	for #8 - Dead Creek floods all the time	3/22/2019 2:16 PM

Q10 Should the township encourage more home base businesses and cottage industries?

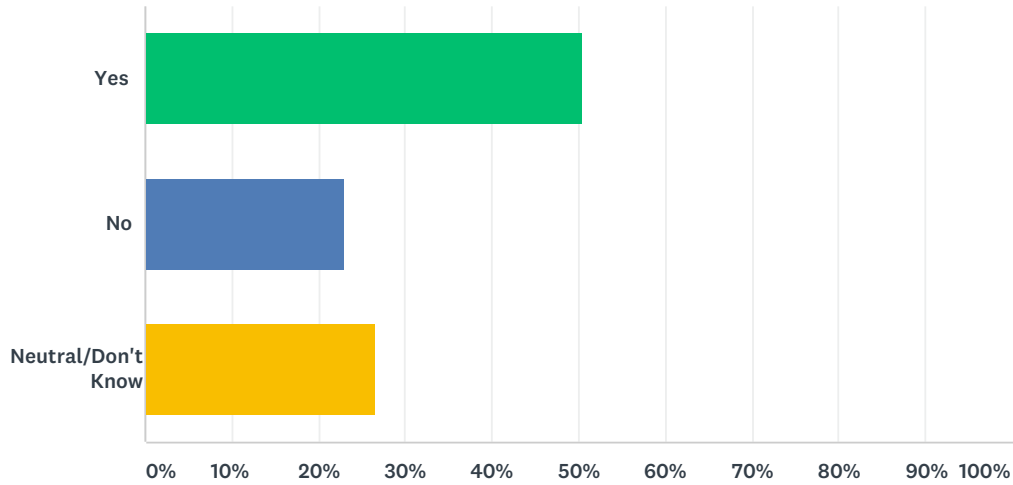
Answered: 195 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	31.79%	62
No	14.36%	28
Neutral/Don't Know	53.85%	105
TOTAL		195

Q11 Would you support the establishment of solar energy facilities or "solar farms" in Tawas Township? (Solar farms or facilities consist of a large number of solar panels mounted on the ground to collect solar rays and transmit that energy to supply power to the utility grid)

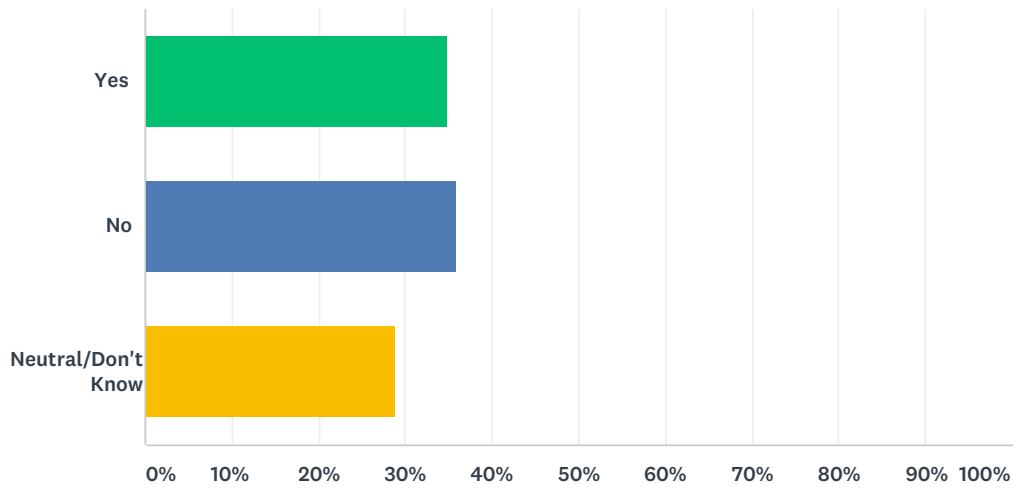
Answered: 192 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	50.52%	97
No	22.92%	44
Neutral/Don't Know	26.56%	51
TOTAL		192

Q12 Should the Township allow tiny homes (homes smaller than the minimum dwelling size)?

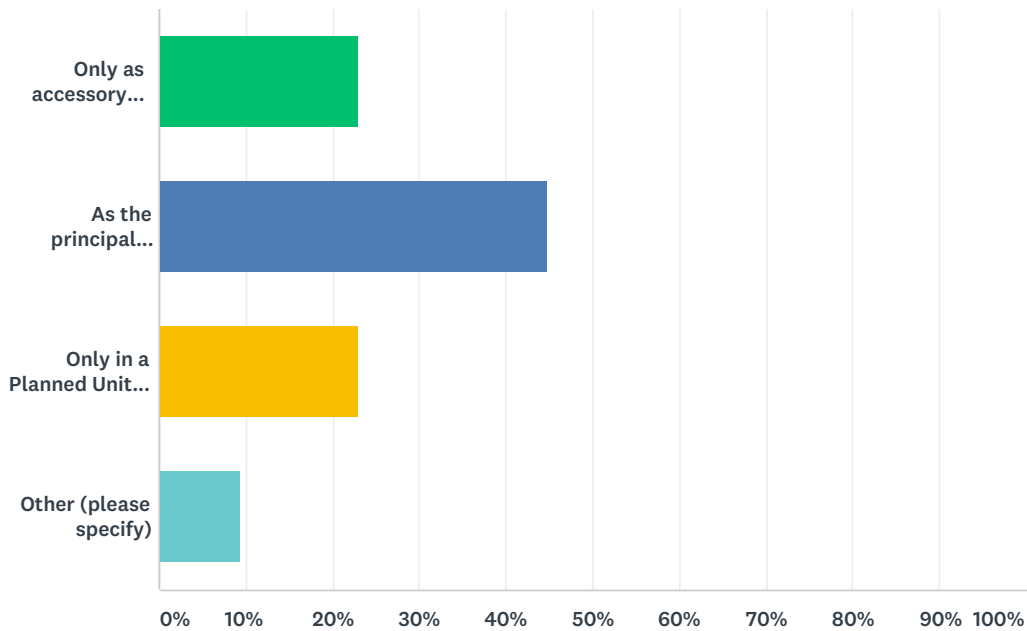
Answered: 197 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	35.03%	69
No	36.04%	71
Neutral/Don't Know	28.93%	57
TOTAL		197

Q13 If you think the Township should allow tiny homes, how would you like to see them allowed?

Answered: 96 Skipped: 109

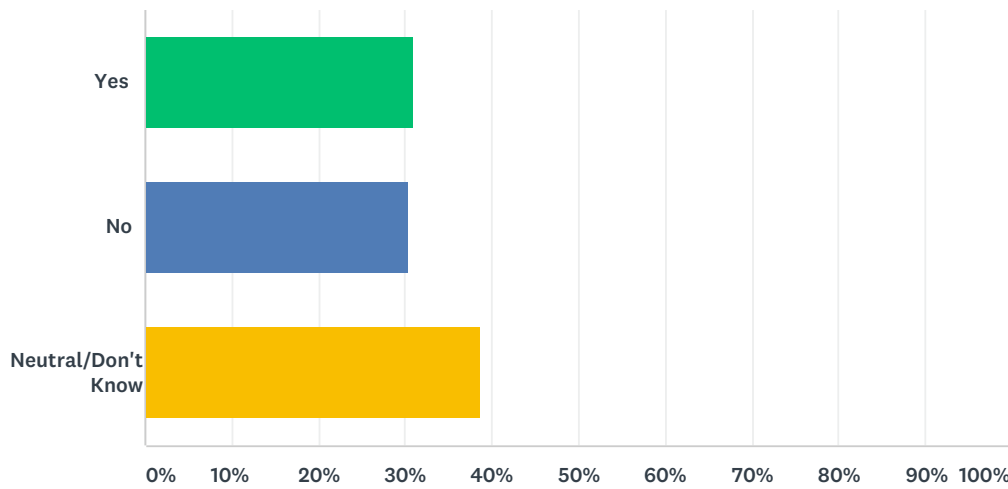


ANSWER CHOICES	RESPONSES	
Only as accessory dwelling units along with a principal residence.	22.92%	22
As the principal residence on a lot.	44.79%	43
Only in a Planned Unit Development (PUD)	22.92%	22
Other (please specify)	9.38%	9
TOTAL		96

#	OTHER (PLEASE SPECIFY)	DATE
1	Allow as long as not mobile homes or in sightly "park"	4/1/2019 5:11 PM
2	Any way that is not unsightly	4/1/2019 4:38 PM
3	As possible hunting cabin/recreational retreat. No subdivisions of tiny houses!	4/1/2019 4:34 PM
4	Remain mobile	4/1/2019 4:23 PM
5	Maybe "lifestyles", canning, economizing, crafting, barter, small business operator, etc.	3/29/2019 10:29 AM
6	As a second lake guest house	3/27/2019 9:44 AM
7	Person property they can do what they want	3/26/2019 9:56 AM
8	Zoning with an eye to the future	3/26/2019 9:01 AM
9	If a person wants to have one to own and live in there should be no problem with where. However someone should not just buy land and put a bunch up and then try selling them.	3/22/2019 1:48 PM

Q14 Should the Township allow for "clustered" development to preserve open spaces and large tracts of land? Clustered development would allow a portion of a large parcel of land to be developed with smaller, clustered zoning lots in order to leave other portions of the parcel undeveloped.

Answered: 191 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	30.89%	59
No	30.37%	58
Neutral/Don't Know	38.74%	74
TOTAL		191

Q15 What makes Tawas Township a great place to live?

Answered: 130 Skipped: 75

#	RESPONSES	DATE
1	Open areas, natural area, beautiful Lake Huron.	4/1/2019 6:04 PM
2	Real community with good people living there. It is a place I can feel safe raising children	4/1/2019 5:22 PM
3	Lots of deer	4/1/2019 5:20 PM
4	rural, close to hosp + schools	4/1/2019 5:17 PM
5	Safe	4/1/2019 5:15 PM
6	Less population. More wildlife, affordable taxes - close to town and hospital	4/1/2019 5:14 PM
7	The local gov't works w/ people to do what they want when it doesn't hurt others i.e. not a bunch of ignorant jerks	4/1/2019 5:11 PM
8	Location	4/1/2019 5:09 PM
9	6 residents per mile Road needs to be blacktop	4/1/2019 5:06 PM
10	Country life	4/1/2019 5:04 PM
11	It's quiet!	4/1/2019 5:03 PM
12	Quiet mostly and love being close to town.	4/1/2019 5:00 PM
13	Quiet community. I however would vote to make the two cities and surrounding townships unite as Tawas Bay	4/1/2019 4:50 PM
14	Country setting, great neighbors	4/1/2019 4:46 PM
15	Clean air, rural area, elbow room	4/1/2019 4:45 PM
16	Better than city limit, yet close to town	4/1/2019 4:43 PM
17	Quiet, rural, country	4/1/2019 4:40 PM
18	Land, lack of advertisement on every inch, wildlife, space unhindered by junk	4/1/2019 4:38 PM
19	Refer to question #7	4/1/2019 4:34 PM
20	Rural	4/1/2019 4:30 PM
21	Clean, quiet, great people	4/1/2019 4:29 PM
22	Raised in Tawas, know the great benefits of this area	4/1/2019 4:23 PM
23	Rural living, good neighbors, roads are decent and just enough commercial/cottage industries	4/1/2019 4:17 PM
24	Close to town but yet you feel you're in the country	4/1/2019 4:06 PM
25	It's quiet + good hunting + fishing	4/1/2019 4:04 PM
26	Rural privacy, close to all the businesses I frequent. Wonderful neighbors	4/1/2019 4:03 PM
27	Privacy, semi non-intrusive govt.	4/1/2019 3:57 PM
28	Rural atmosphere	4/1/2019 3:08 PM
29	My neighbors, lack of crime, taxes, township personnel, the get along attitude everyone	4/1/2019 3:07 PM
30	The people	4/1/2019 3:05 PM
31	Peaceful living	4/1/2019 3:00 PM
32	Beauty and friendly	4/1/2019 2:56 PM
33	Farms - forest -lakes - Tawas & E. Tawas	4/1/2019 2:55 PM
34	Lake Huron	3/30/2019 10:01 AM

35	The open areas, rural living. Hunting + fishing	3/30/2019 9:59 AM
36	Accessibility	3/30/2019 9:53 AM
37	People	3/30/2019 9:50 AM
38	Because it's nice here. The lake and views	3/30/2019 9:48 AM
39	The nature, but still close to town	3/30/2019 9:46 AM
40	Close to services and work - Township taxes instead of city taxers	3/30/2019 9:44 AM
41	I retired from USCG because this Township/County is at this time a beautiful place to live	3/30/2019 9:41 AM
42	Close to lake & amenities but outside of city limits, close to work	3/30/2019 9:29 AM
43	Open spaces	3/30/2019 9:19 AM
44	The community and school system	3/30/2019 9:18 AM
45	Enjoy the watery fresh air, friendly people	3/30/2019 9:07 AM
46	Outdoor activity - hunting/fishing/rural area - small town feel	3/30/2019 9:05 AM
47	The area I live in with all the trees	3/29/2019 10:41 AM
48	Access to Lake Huron & other lakes; "Out of the Urban Turmoil"	3/29/2019 10:29 AM
49	Non violence	3/29/2019 10:23 AM
50	It's natural resource and country charm. Lack of development, commercialization, subdivisions.	3/29/2019 10:22 AM
51	Close to Tawas City & East Tawas. Quiet area, no major crime	3/29/2019 10:20 AM
52	Rural area with wildlife	3/29/2019 10:18 AM
53	Open space, fields, acreage	3/29/2019 10:16 AM
54	Open land, low population	3/29/2019 10:13 AM
55	The area + town	3/29/2019 10:12 AM
56	Close to lakes, (indcipherable) value	3/29/2019 10:06 AM
57	Low traffic, clean (mostly), no litter, low cost of living, access to recreation act	3/29/2019 10:01 AM
58	Great views, wildlife, neighbors, farms & forests, closeness to water	3/29/2019 9:57 AM
59	Things to do, quiet	3/29/2019 9:46 AM
60	We like it the way it is	3/29/2019 9:44 AM
61	Rural	3/29/2019 9:43 AM
62	Rural living, local control	3/29/2019 9:42 AM
63	Location	3/29/2019 9:39 AM
64	Residents here very nice, very friendly, lots of fun, things to do	3/29/2019 9:35 AM
65	More rural & space for privacy	3/28/2019 9:06 AM
66	Lived in my house for 43 years, love my location	3/28/2019 9:01 AM
67	Minimum infringement on property owners by local government	3/28/2019 8:51 AM
68	Country living	3/28/2019 8:49 AM
69	In most sec. you don't live on top of your neighbor	3/28/2019 8:47 AM
70	Open spaces, low population, density	3/27/2019 9:59 AM
71	Our neighbors	3/27/2019 9:56 AM
72	Natural resources	3/27/2019 9:50 AM
73	Great community of people & leadership	3/27/2019 9:49 AM
74	Quietness	3/27/2019 9:47 AM
75	The space - land	3/27/2019 9:44 AM

76	Small community	3/27/2019 9:38 AM
77	Friendly people and nice area	3/27/2019 9:35 AM
78	Small town living	3/27/2019 9:34 AM
79	Not too much traffic - close to town - rural	3/27/2019 9:33 AM
80	We love the area - it's a great place to live	3/27/2019 9:21 AM
81	Rural environment but close to town	3/27/2019 9:19 AM
82	Nice people and a slow pace and clean	3/27/2019 9:16 AM
83	Rural	3/27/2019 9:11 AM
84	Natural resources of lakes, rivers, woods	3/27/2019 9:09 AM
85	Space, privacy, natural habitat, and not large developments	3/27/2019 9:07 AM
86	Woods and water	3/27/2019 9:04 AM
87	Don't live there - grew up there	3/27/2019 9:02 AM
88	Rural living	3/27/2019 8:50 AM
89	Small town	3/27/2019 8:47 AM
90	Safe, close to services for shopping, quite good neighbors	3/26/2019 10:01 AM
91	Natural resources	3/26/2019 9:53 AM
92	Natural beauty	3/26/2019 9:45 AM
93	Safety or safe environment	3/26/2019 9:43 AM
94	Close to town & amenities - road pretty good - pretty area in this area	3/26/2019 9:38 AM
95	Friendly people	3/26/2019 9:29 AM
96	Rural with useful businesses	3/26/2019 9:21 AM
97	Close to town - schools	3/26/2019 9:19 AM
98	Country life, wildlife	3/26/2019 9:16 AM
99	Lakes and rivers, boating	3/26/2019 9:14 AM
100	Community, affordability,	3/26/2019 9:11 AM
101	Low taxes, good roads, open space	3/26/2019 9:07 AM
102	Friendliness - well kept, always looks nice	3/26/2019 9:05 AM
103	Good neighbors, natural beauty	3/26/2019 8:58 AM
104	Open areas and farm land as well as wooded areas	3/26/2019 8:53 AM
105	People.	3/26/2019 8:41 AM
106	Friends and family	3/26/2019 8:33 AM
107	feeling of rural living	3/22/2019 2:20 PM
108	quiet neighborhood, close proximity to town	3/22/2019 2:19 PM
109	grew up here	3/22/2019 2:18 PM
110	rural setting with close proximity to most all needs	3/22/2019 2:17 PM
111	pleasant, beautiful, friendly	3/22/2019 2:16 PM
112	small, friendly	3/22/2019 2:16 PM
113	country, trees, fresh air, less traffic	3/22/2019 2:15 PM
114	Quiet, low crime, roads and ditches relatively clean and repaired.	3/22/2019 1:59 PM
115	It's peaceful	3/22/2019 1:54 PM
116	The great outdoors... hunting and fishing...	3/22/2019 1:53 PM

117	Peaceful and quiet.	3/22/2019 1:52 PM
118	natural resources and wildlife in the surrounding areas (national forests etc)	3/22/2019 1:51 PM
119	Tawas is a small quaint community with beautiful views and vast resources being located right on the water.	3/22/2019 1:51 PM
120	Creeks, lakes, lots of wooded areas.	3/22/2019 1:50 PM
121	Lots of woods, people not close by, animal wildlife abundant, quiet roads, friendly people, not that far from lake and stores.	3/22/2019 1:48 PM
122	fresh air and great neighbors	3/22/2019 1:48 PM
123	Access to nature and wildlife.	3/22/2019 1:47 PM
124	Rural atmosphere	3/22/2019 1:46 PM
125	Close to town but not in town	3/22/2019 1:45 PM
126	I have privacy on my property.	3/22/2019 1:44 PM
127	Clean, beautiful country living. Lots of opportunities to see wildlife. Fresh air.	3/22/2019 1:43 PM
128	Ample Outdoors. Hunting / Fishing Rural Area and setting. Small Town environment	3/22/2019 1:42 PM
129	People arr for the most part, great!	3/22/2019 1:41 PM
130	Still have septic & well	3/22/2019 1:25 PM

Q16 What are some problems that you feel need to be addressed in Tawas Township?

Answered: 115 Skipped: 90

#	RESPONSES	DATE
1	PFAS contamination if you find any. Too many buildings on shoreline of Lake Huron. We should be able to see the lake and have access to it.	4/1/2019 6:04 PM
2	Dead ash trees	4/1/2019 5:20 PM
3	Would like to see high speed unlimited internet, natural gas. Wish trash pickup was an option - I don't need trash pickup.	4/1/2019 5:14 PM
4	Condition of our road - (oates)	4/1/2019 5:09 PM
5	Clean up the 2 acres of Township grounds, looks bad	4/1/2019 5:06 PM
6	Speeding traffic down Townline Rd.	4/1/2019 5:03 PM
7	Blight!!! The corner of Townline and Rempert has two trailer houses and yards are filled with junk, old cars, and everything. It's disgusting, not the only place either.	4/1/2019 5:00 PM
8	New small businesses would be beneficial.	4/1/2019 4:50 PM
9	Drugs, texting rivers, B+E in some areas	4/1/2019 4:45 PM
10	Access to Charter & Natural Gas on side roads	4/1/2019 4:43 PM
11	Some family farms need cleaning up a bit	4/1/2019 4:38 PM
12	Roosters in residential area	4/1/2019 4:32 PM
13	Garbage pickup	4/1/2019 4:29 PM
14	Stagnant rain H2O in ditch on Emily Drive. It gets nasty. Drainage from Ziehls to corner not working. An engineer said the last time the ditches were done improperly.	4/1/2019 4:27 PM
15	1) Blight, 2) better roads	4/1/2019 4:23 PM
16	More work on blighted properties	4/1/2019 4:17 PM
17	Water system	4/1/2019 4:15 PM
18	We need natural gas	4/1/2019 4:06 PM
19	Ditching on the west side of N Rempert road from M-55 north to Miller Rd	4/1/2019 4:03 PM
20	Twp. garbage pickup svc. please! Limits on twp elected terms.	4/1/2019 3:57 PM
21	Blight	4/1/2019 3:55 PM
22	None, it's fine	4/1/2019 3:08 PM
23	High speed internet by Spectrum charter	4/1/2019 3:00 PM
24	We need a place for old tires & paints	4/1/2019 2:56 PM
25	The Economy, jobs - keeping kids at home after school	4/1/2019 2:55 PM
26	With the farm getting more field tile the ground water + streams are being polluted more every year	3/30/2019 9:59 AM
27	Recycle	3/30/2019 9:53 AM
28	Need good place to eat	3/30/2019 9:48 AM
29	Water & roads (needs trash pick-up as well)	3/30/2019 9:46 AM
30	Blight	3/30/2019 9:44 AM
31	Too high of property taxes	3/30/2019 9:37 AM

32	Noise ordinance. Loud music after 10 pm	3/30/2019 9:31 AM
33	Better lighting at the township parking lot	3/30/2019 9:27 AM
34	Pleased with current conditions	3/30/2019 9:19 AM
35	More road repairs - McArdle should be done from Meadow to Tomline like the others, only one that hasn't	3/30/2019 9:18 AM
36	Laidlaw Road needs immediate attention	3/30/2019 9:09 AM
37	Recycle needs to be established/blighted homes and trashy yards	3/30/2019 9:05 AM
38	Cutting of large areas of trees. Unkept areas around some homes. Some gravel roads need to be graded.	3/29/2019 10:41 AM
39	Health care resources availability and quality of care.	3/29/2019 10:29 AM
40	More business	3/29/2019 10:23 AM
41	Maintenance of gravel roads (Laidlaw Rd). Lack of high speed internet.	3/29/2019 10:22 AM
42	Complete the paving of Kobs Road between meadows and M-55	3/29/2019 10:18 AM
43	Cluttered, unsightly yards with junk, vehicles, unkempt yards; horrible ground water due to gypsum, iron, & other minerals	3/29/2019 10:16 AM
44	None	3/29/2019 10:12 AM
45	Speed limit on LaidLaw needs to be lowered	3/29/2019 10:06 AM
46	Drug addiction, some blighted properties, but not too bad, better road maintenance	3/29/2019 10:01 AM
47	Increase in sprawl	3/29/2019 9:57 AM
48	Natural gas availability	3/29/2019 9:43 AM
49	Some road improvement	3/29/2019 9:42 AM
50	Better up keep of side roads & pot holes	3/29/2019 9:40 AM
51	Roads	3/29/2019 9:39 AM
52	Too much clutter in some front yards, we keep our yard nice even though rural	3/29/2019 9:35 AM
53	Recycling availability	3/28/2019 9:06 AM
54	The drains and ditches that are supposed to be kept open and they are not, causing water table to be high, causing sump pumps to run 24/7 (338 Plank Rd)	3/28/2019 9:01 AM
55	Debris/vegetation clogged drainage ditches, causing overflow onto roads and property	3/28/2019 8:51 AM
56	Mow ditches more often & repair/pave roads	3/28/2019 8:49 AM
57	For people to keep their property clean	3/28/2019 8:47 AM
58	Lack of internet service at a reasonable cost. Spectrum quoted us \$8,000 (\$5,000 of which we would have to pay) to bring cable to our home.	3/27/2019 10:02 AM
59	Poor road conditions	3/27/2019 9:59 AM
60	Roads	3/27/2019 9:57 AM
61	Better management	3/27/2019 9:54 AM
62	Roads	3/27/2019 9:50 AM
63	Still a problem wit a few blighted properties & road repairs	3/27/2019 9:49 AM
64	Take better care of the dirt roads	3/27/2019 9:44 AM
65	Garbage pickup - recycling	3/27/2019 9:33 AM
66	Blight grandfather law	3/27/2019 9:30 AM
67	Ditch and raise McArdle Road between Town line and meadow - houses that look like dumps	3/27/2019 9:26 AM
68	Overall, life is good	3/27/2019 9:19 AM

69	Nothing that I know of	3/27/2019 9:16 AM
70	Trash pickup	3/27/2019 9:11 AM
71	More clearing of ditches maintaining gravel/dirt roads	3/27/2019 9:07 AM
72	More paved roads, bike paths	3/27/2019 9:02 AM
73	Secondary roads specifically South Rempert Rd, potholes beating vehicles to death	3/27/2019 8:50 AM
74	High taxes	3/27/2019 8:47 AM
75	Too many accidents in front of our house - not sure of a fix if any	3/26/2019 9:56 AM
76	Illegal dumping	3/26/2019 9:53 AM
77	Unsightly properties	3/26/2019 9:45 AM
78	A stronger signal for our phones	3/26/2019 9:43 AM
79	Trash along side of roads	3/26/2019 9:38 AM
80	Improvement in hospital medical care. Don't like having to travel to see doctors or have procedures done. It's making people move out of area or stopping people from buying	3/26/2019 9:29 AM
81	If you move here because you didn't like where you lived, don't change our township like the one you moved from	3/26/2019 9:24 AM
82	?	3/26/2019 9:21 AM
83	Old trailers on properties need to be removed or replaced	3/26/2019 9:19 AM
84	Junk cars, poorly maintained properties lead to blight.	3/26/2019 9:16 AM
85	N/A	3/26/2019 9:14 AM
86	Road maintenance	3/26/2019 9:11 AM
87	Cutting of grass along back roads	3/26/2019 9:07 AM
88	Roads	3/26/2019 8:53 AM
89	Internet service needed	3/26/2019 8:41 AM
90	Roads	3/26/2019 8:33 AM
91	cell service and high speed internet	3/22/2019 2:20 PM
92	(walking) bike path on N. Plank Rd.	3/22/2019 2:19 PM
93	N.A.	3/22/2019 2:18 PM
94	roads	3/22/2019 2:17 PM
95	no significant issues	3/22/2019 2:17 PM
96	we need natural gas line service	3/22/2019 2:16 PM
97	garbage, rural internet seriously lacking	3/22/2019 2:16 PM
98	natural gas	3/22/2019 2:16 PM
99	use credit card to pay taxes, cut down all dead trees by the roads so they don't fall on us	3/22/2019 2:15 PM
100	Chambers Road needs to be paved	3/22/2019 2:14 PM
101	Definitely some of the blighted properties,,I've especially noted mobile homes that are not kept in good repair and a lot of debris and old cars around.	3/22/2019 1:59 PM
102	NO WIND MILLS	3/22/2019 1:53 PM
103	Because this is a very rural community, it is difficult to get adequate high speed internet.	3/22/2019 1:52 PM
104	Public parking and conditions of roads.	3/22/2019 1:51 PM
105	None	3/22/2019 1:50 PM
106	There are some roads that people use a lot and yet they are dirt roads. Some seasons they are not able to be used because they are so sloppy and full of ruts.	3/22/2019 1:48 PM

107	none i can think of	3/22/2019 1:48 PM
108	I live on South Lorenz Rd between Townline and the Railroad tracks...my road is becoming dangerous to drive on due to condition.	3/22/2019 1:47 PM
109	I would like to see better enforcement of noise ordinance and clean up of blighted property	3/22/2019 1:46 PM
110	Garbage pick up included in taxes	3/22/2019 1:45 PM
111	Ground water conditions, cell phone reception and broadband accessibility.	3/22/2019 1:44 PM
112	Potholes. Littering.	3/22/2019 1:43 PM
113	Recycling - needs to be established local and close to residents Blighted Houses and Properties Trashy Mobile Homes visible from Road	3/22/2019 1:42 PM
114	Trashy dumpy houses Throw out your garbage and unnecessary unwanted items. Not in the yard like people do on Lorenz Road, but at the dump!!!!	3/22/2019 1:41 PM
115	The roads could improve	3/22/2019 1:25 PM

Q17 What changes should occur to make Tawas Township an even better place to live?

Answered: 87 Skipped: 118

#	RESPONSES	DATE
1	Keep development away from water - we don't want to contaminate our lakes, rivers and streams. Also plant more native trees on roadways and parks. They support native insects and birds. Need hedgerows in farm fields for wildlife.	4/1/2019 6:04 PM
2	I would like to see a community/township based trash service	4/1/2019 5:22 PM
3	Lower taxes	4/1/2019 5:20 PM
4	Would like better access to township hall - absent ballot-pay taxes.	4/1/2019 5:14 PM
5	Pave roads	4/1/2019 5:09 PM
6	Taking care of the blight If something is obvious - Who wants to buy around here?	4/1/2019 5:00 PM
7	Garbage pickup starting in Jan 20 will be a huge improvement	4/1/2019 4:50 PM
8	Garbage pickup with taxes (already pending?), recycling/composting site or pickup	4/1/2019 4:45 PM
9	Access to Charter & Natural Gas on side roads	4/1/2019 4:43 PM
10	Low taxes	4/1/2019 4:38 PM
11	We like it like it is	4/1/2019 4:29 PM
12	Ref #16	4/1/2019 4:23 PM
13	Keeping the rural feeling, don't allow commercial development in areas not set up and already established for it.	4/1/2019 4:17 PM
14	Infrastructure	4/1/2019 4:15 PM
15	Natural gas, water system	4/1/2019 4:06 PM
16	None, our township boards are doing a great job.	4/1/2019 4:03 PM
17	Garbage svc.	4/1/2019 3:57 PM
18	Keep it rural	4/1/2019 3:08 PM
19	More jobs	4/1/2019 3:05 PM
20	High speed internet and blight cleanup	4/1/2019 3:00 PM
21	Things seem pretty good	4/1/2019 2:56 PM
22	Opportunity	4/1/2019 2:55 PM
23	Need to protect the ground water + wells	3/30/2019 9:59 AM
24	More things to do	3/30/2019 9:48 AM
25	Offer trash pickup, fix roads, & better water	3/30/2019 9:46 AM
26	More residential development	3/30/2019 9:44 AM
27	Lower taxes	3/30/2019 9:37 AM
28	Would be awesome if Tawas Twp could persuade charter internet to expand into this area.	3/30/2019 9:31 AM
29	Would be nice to have trash pick up	3/30/2019 9:29 AM
30	Garbage pickup	3/30/2019 9:19 AM
31	Road repair, consistently making improvements to internet/cell phone service improved to our area. Huge downfall for students using WiFi for homework	3/30/2019 9:18 AM

32	Access to shopping - ie - Menards', Meijer, etc.	3/30/2019 9:05 AM
33	Some people need to clean up their messy home cities.	3/29/2019 10:41 AM
34	"House income to Quality of Life" should be promoted	3/29/2019 10:29 AM
35	See above	3/29/2019 10:22 AM
36	Post a speed limit on Townline road! Patrol road!	3/29/2019 10:18 AM
37	Eliminate "accident grave-type" markings	3/29/2019 10:16 AM
38	None	3/29/2019 10:12 AM
39	Daycare	3/29/2019 10:06 AM
40	Limit commercial developments	3/29/2019 9:57 AM
41	Blighted properties	3/29/2019 9:43 AM
42	Roads, less taxes	3/29/2019 9:39 AM
43	A bowling ally, more indoor activities, ping pong, pool	3/29/2019 9:35 AM
44	To fight for lower rates on S. Plank Rd for sewer & water rates, Highway robbery was told to maintain lines, which they haven't worked on - would like water & sewer rates lowered on S. Plank Rd. Have been paying high priced since high school was built. I pay \$70 a month for sewer alone.	3/28/2019 9:06 AM
45	Better paved roads. Don't use experimental paving, it doesn't hold up	3/28/2019 9:01 AM
46	Fix roads	3/28/2019 8:49 AM
47	For people to keep their property clean so rats don't move in the neighborhood	3/28/2019 8:47 AM
48	Please opt out of marijuana retail or growing establishments	3/27/2019 9:59 AM
49	Better management	3/27/2019 9:54 AM
50	Strict control of unsightly properties	3/27/2019 9:50 AM
51	Be nice to have some shops like E. Tawas. Don't like to drive there	3/27/2019 9:44 AM
52	Contractual garbage pickup by Township, recycling	3/27/2019 9:33 AM
53	In a fantasy world better well water, but with gypsum around that's not going to happen	3/27/2019 9:26 AM
54	Improved roads, charter internet for everyone	3/27/2019 9:19 AM
55	Stay just the way it is. I have been coming here since I was 7	3/27/2019 9:16 AM
56	Trash pickup	3/27/2019 9:11 AM
57	More internet, natural gas	3/27/2019 9:07 AM
58	Develop a small shopping area	3/27/2019 9:02 AM
59	More activities for teenagers to do	3/27/2019 8:50 AM
60	Don't know	3/27/2019 8:47 AM
61	A township wall that could be used for events	3/26/2019 9:56 AM
62	Continued public review of present zoning ordinances, renewing the township summer trash day	3/26/2019 9:45 AM
63	I'm not interested in gov't being involved with waste/trash management	3/26/2019 9:43 AM
64	Maybe some more useful businesses	3/26/2019 9:21 AM
65	Township weekly, trash collection - more notice of up-coming cleanup day	3/26/2019 9:16 AM
66	Fix gravel roads, Chambers Rd.	3/26/2019 9:14 AM
67	Nothing	3/26/2019 9:11 AM
68	None	3/26/2019 9:07 AM
69	Maybe a bike/walking path along M-55	3/26/2019 9:05 AM
70	Work on blighted properties	3/26/2019 8:53 AM

71	no changes	3/22/2019 2:20 PM
72	garbage pickup and senior services	3/22/2019 2:18 PM
73	most needs can be met for all residents presently	3/22/2019 2:17 PM
74	pave roads	3/22/2019 2:16 PM
75	ongoing road improvements	3/22/2019 2:16 PM
76	clean up dead trees by roadways	3/22/2019 2:15 PM
77	NO WIND MILLS	3/22/2019 1:53 PM
78	additional outdoor recreational activities such as more trails, disc golf, etc	3/22/2019 1:51 PM
79	Keep up the community activities but make more areas for public parking and make it easier for tourists to get into town	3/22/2019 1:51 PM
80	Can't think of any off hand	3/22/2019 1:50 PM
81	none	3/22/2019 1:48 PM
82	Please fix the road!	3/22/2019 1:47 PM
83	Access to high speed internet	3/22/2019 1:46 PM
84	See question 16	3/22/2019 1:44 PM
85	Access to better shopping in area. Menards, Home Depot, Meijer, etc.	3/22/2019 1:42 PM
86	Fines for having your land look dumpy	3/22/2019 1:41 PM
87	Nothing	3/22/2019 1:25 PM

Q18 Are you interested in getting involved in Township government activities? If so, please leave us your name, address, and contact information. Thanks!

Answered: 24 Skipped: 181

#	RESPONSES	DATE
1	No, you all do great jobs	4/1/2019 5:11 PM
2	I'd like to be a trustee still	4/1/2019 4:50 PM
3	No, you are doing a good job	4/1/2019 4:29 PM
4	Possibly	4/1/2019 3:02 PM
5	Possibly	3/29/2019 10:16 AM
6	Maybe in the future	3/29/2019 9:42 AM
7	No	3/27/2019 9:57 AM
8	Not at this time	3/27/2019 9:26 AM
9	No	3/27/2019 9:11 AM
10	No	3/27/2019 9:09 AM
11	No	3/27/2019 8:50 AM
12	No	3/27/2019 8:47 AM
13	No	3/26/2019 9:58 AM
14	No	3/26/2019 9:21 AM
15	When we move back	3/26/2019 9:11 AM
16	Wouldn't mind helping with whatever	3/26/2019 9:05 AM
17	No	3/26/2019 8:58 AM
18	no	3/22/2019 2:20 PM
19	no	3/22/2019 2:15 PM
20	[REDACTED] Personal info redacted	3/22/2019 1:59 PM
21	Not at this time	3/22/2019 1:50 PM
22	Not interested at this time. I do appreciate your hard work and dedication.	3/22/2019 1:47 PM
23	No	3/22/2019 1:46 PM
24	No	3/22/2019 1:44 PM